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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

**Vastukala Consultants (I) Pvt. Ltd.**

# MASTER VALUATION REPORT



## Details of the property under consideration:

**Name of Project: "Aaradhya Onepark"**

"Aaradhya Onepark" Proposed Cluster Redevelopment Scheme (CDS) on Property bearing F. P. Nos. 353/5/A, 353/7, 353/8, 353/9, 353/17, 353/11, 353/12, 353/13, 353/15, 353/16 of TPS – III, Village – Ghatkopar - Kiroli, Abutting 18.30 Mt. R. B. Mehta Marg And 9.10 Mt. Wide TP Road, Sindhu Wadi, Ghatkopar (East), Mumbai, PIN - 400 077, State - Maharashtra, Country - India

**Latitude Longitude: 19°04'38.05"N 72°54'28.52"E**

## Intended User:

**State Bank of India**

Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",  
5th Floor, C-6, 'G' Block, Bandra Kurla Complex, Bandra (East),  
Mumbai – 400 051 State - Maharashtra, Country - India



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| 📍 Aurangabad | 📍 Pune   | 📍 Indore    | 📍 Jaipur    |

## **Regd. Office**

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai:** 400072, (M.S), India

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✉️ **mumbai@vastukala.co.in**

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08/09-88-VSSSPV

Date: 08.05.2024

# MASTER VALUATION REPORT OF "Aaradhya Onepark"

**"Aaradhya Onepark" Proposed Cluster Redevelopment Scheme (CDS) on Property bearing F. P. Nos. 353/5/A, 353/7, 353/8, 353/9, 353/17, 353/11, 353/12, 353/13, 353/15, 353/16 of TPS – III, Village – Ghatkopar - Kirol, Abutting 18.30 Mt. R. B. Mehta Marg And 9.10 Mt. Wide TP Road, Sindhu Wadi, Ghatkopar (East), Mumbai, PIN - 400 077, State - Maharashtra, Country - India**

**Latitude Longitude: 19°04'38.05"N 72°54'28.52"E**

**NAME OF DEVELOPER: M/s. MICL Creators LLP**

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **14<sup>th</sup> March 2024** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at "Aaradhya Onepark" Proposed Cluster Redevelopment Scheme (CDS) on Property bearing F. P. Nos. 353/5/A, 353/7, 353/8, 353/9, 353/17, 353/11, 353/12, 353/13, 353/15, 353/16 of TPS – III, Village – Ghatkopar - Kirol, Abutting 18.30 Mt. R. B. Mehta Marg And 9.10 Mt. Wide TP Road, Sindhu Wadi, Ghatkopar (East), Mumbai, PIN - 400 077, State - Maharashtra, Country - India. It is about 950 M. travel distance from Ghatkopar Railway station of Central Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is higher class & developed.

### 2. Developer Details:

<b>Name of builder</b>	<b>M/s. MICL Creators LLP</b>	
<b>Project Registration Number</b>	<b>Project</b>	<b>RERA Project Number</b>
	<b>Aaradhya Onepark</b>	<b>P51800054477</b>
<b>Register office address</b>	<b>M/s. MICL Creators LLP</b>	
	Office at 12 <sup>th</sup> Floor, "Krushal Commercial Complex", Above Shoppers Stop, G. M. Road, Chembur (West), Mumbai, PIN – 400 089, State - Maharashtra, Country- India.	
<b>Contact Numbers</b>	<b>Contact Person :</b>	
	Mr. Narayan Gawali (Site Person - Mobile No. 9320638415)	
<b>E – mail ID and Website</b>	<a href="mailto:office@manifra.co">office@manifra.co</a>	

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Garden Ave Lane & Bhaveshwar Shikhar 2 Building
On or towards South	Intenal Road & Meena Mahavir Solitaire / Jaigayatri CHSL
On or towards East	Lavender Bough Hotel & Swaminarayan Temple
On or towards West	R. B. Mehta Marg



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**Vastukala Consultants (I) Pvt. Ltd.**B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,

**The Branch Manager,  
State Bank of India**Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",  
5th Floor, C-6, 'G' Block,  
Bandra Kurla Complex, Bandra (East),  
Mumbai – 400 051, State - Maharashtra, Country - India**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 14.03.2024
	b)	Date on which the valuation is made : 06.05.2024
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report vide No. M/4 date 04.01.2024 issued by Purnanand & Co.
	2.	Copy of Development Agreement date 18.05.2023 b/w. Belvedere CHSL (the Society) AND The Belvedere CHSL (the Members) AND MICL Creators LLP (the Developer)
	3.	Copy of Declaration of Financial Encumbrances on "Aaradhya Onepark" dated on 11.01.2024 issued by MICL Creators LLP
	4.	Copy of Engineer's Certificate for Cost incurred for development date 20.02.2024 issued by Hemant M. Waghmare (RERA Certificate)
	5.	Copy of Architect's Certificate date 31.03.2024 issued by Kalpesh L. Shah
	6.	Copy of MAHARERA Registration Certificate of Project No. P51800054477 issued by Maharashtra Real Estate Regulatory Authority date 25.01.2024 . Last Modified date 30.04.2024.
	7.	Copy of Environment Clearance (EC) vide Identification No. EC24B038MH194150 and File No. SIA / MH / INFRA / 443014 / 2023 date 02.02.2024 issued by Ministry of Environment, Forest and Climate Change, Govt. of India
	8.	Copy of Environment Clearance (EC) No. SIA / MH / INFRA2 / 443014 / 2023 date 02.02.2024 issued by SEIAA, Maharashtra
	9.	Copy of Fire NOC No. P – 16663 / 2023 / N Ward / FP – CFO / 1 / New date 22.08.2023 issued by Municipal Corporation of Greater Mumbai, Mumbai Fire Brigade
	10.	Copy of Commencement Certificate No. P – 16663 / 2023 / N Ward / FP / CC/ 1 New date 29.04.2023 issued by Municipal Corporation of Greater Mumbai.



Since 1989

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This CC is valid upto 14/12/2024	
Issue On : 15 Dec 2023	Valid Upto : 14 Dec 2024
Application Number :	P-16663/2023)/N Ward/FP/CC/1/New
Remark :	
C.C. upto basement top as per approved IOD plans dated 27.09.2023.	
11. Copy of Approved Plan No. P – 16663 / 2023 / N Ward / FP date 27.09.2023 issued by Mumbai Municipal Corporation (Number of Copies – Twenty Eight – Sheet No. 1 / 28 to 28 / 28)	
<b>Approved upto:</b>	
<b>Building / Tower No.</b>	<b>Number of Floors</b>
1 / 1	3 Level Basements + Ground Floor (Parking) + 1 <sup>st</sup> floor (Amentiy Floor) + 2 <sup>nd</sup> to 15 <sup>th</sup> floors + 16 <sup>th</sup> (pt) Upper Floors.
2 / 2	3 Level Basements + Ground Floor + 1 <sup>st</sup> floor (Part Residential / Amenity Floor) + 2 <sup>nd</sup> to 18 <sup>th</sup> Upper Floors.
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2 / 10 & 11	3 Level Basements + Ground Floor + 1 <sup>st</sup> floor (Amenity floor) + 2 <sup>nd</sup> to 18 <sup>th</sup> Upper Floors.
Project Name (with address & phone nos.)	: "Aaradhya Onepark" Proposed Cluster Redevelopment Scheme (CDS) on Property bearing F. P. Nos. 353/5/A, 353/7, 353/8, 353/9, 353/17, 353/11, 353/12, 353/13, 353/15, 353/16 of TPS – III, Village – Ghatkopar - Kiroal, Abutting 18.30 Mt. R. B. Mehta Marg And 9.10 Mt. Wide TP Road, Sindhu Wadi, Ghatkopar (East), Mumbai, PIN - 400 077, State - Maharashtra, Country - India
4. Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>M/s. MICL Creators LLP</b>  <b>Address:</b> Office at 12 <sup>th</sup> Floor, "Krushal Commercial Complex", Above Shoppers Stop, G. M. Road, Chembur (West), Mumbai, PIN – 400089, State - Maharashtra, Country- India.  <b>Contact Person :</b> Mr. Narayan Gawali (Site Person - Mobile No. 9320638415)
5. Brief description of the property (Including Leasehold /	:

freehold etc.)		
<p><b>About "Aaradhya Onepark" Project:</b> MICL Aaradhya One Park is offering property for sale. Check out some Apartment. Available configurations include 2 BHK, 2.5 BHK, 3 BHK, 4 BHK, 5 BHK, 6 BHK formats in Ghatkopar East. It is a Under Construction project by MICL Realty LLP. MICL Aaradhya One Park is set in an area of 3.24 Acres and is complete with various modern-day amenities. MICL Aaradhya One Park was launched in January 2024 and possession date is Jul, 2028. There are 428 units in MICL Aaradhya One Park. There are 11 buildings. MICL Aaradhya One Park is located in R B Mehta Marg, 60 Feet Road, Ghatkopar East. MICL Aaradhya One Park is a RERA registered project with ID P51800054477.</p>		
<p><b>TYPE OF THE BUILDING:</b></p>		
<b>Building / Tower No.</b>	<b>Number of Floors</b>	
1 / 1	Proposed 3 Level Basements + Ground Floor (Parking) + 1 <sup>st</sup> floor (Amentiy Floor) + 2 <sup>nd</sup> to 15 <sup>th</sup> floors + 16 <sup>th</sup> (pt) Upper Floors.	
2 / 2	Proposed 3 Level Basements + Ground Floor + 1 <sup>st</sup> floor (Part Residential / Amenity Floor) + 2 <sup>nd</sup> to 18 <sup>th</sup> Upper Floors.	
2 / 3	Proposed 3 Level Basements + Ground Floor + 1 <sup>st</sup> floor (Amenity Floor) + 2 <sup>nd</sup> to 18 <sup>th</sup> Upper Floors.	
2 / 4	Proposed 3 Level Basements + Ground Floor + 1 <sup>st</sup> floor (Part Residential / Amenity Floor) + 2 <sup>nd</sup> to 18 <sup>th</sup> Upper Floors.	
2 / 5, 6, 7	Proposed 3 Level Basements + Ground Floor + 1 <sup>st</sup> floor (Amenity Floor) + 2 <sup>nd</sup> to 18 <sup>th</sup> Upper Floors.	
2 / 8 & 9	Proposed 3 Level Basements + Ground Floor + 1 <sup>st</sup> floor (Part Residential / Amenity Floor) + 2 <sup>nd</sup> to 18 <sup>th</sup> Upper Floors.	
2 / 10 & 11	Proposed 3 Level Basements + Ground Floor + 1 <sup>st</sup> floor (Amenity floor) + 2 <sup>nd</sup> to 18 <sup>th</sup> Upper Floors.	
<p><b>LEVEL OF COMPLETEION:</b></p>		
<b>Tower</b>	<b>Present stage of Construction</b>	<b>Percentage of work completion</b>
1 to 11	Excavation work is in progress	0%
<p><b>DATE OF COMPLETION &amp; FUTURE LIFE:</b></p>		
<p>Expected completion date as informed by builder is July – 2028 (As per MAHARERA Certificate (Tower – 1 to 11))</p>		
<p>Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance &amp; Structural repairs.</p>		
<p><b>PROPOSED PROJECT AMENITIES:</b></p>		
<ul style="list-style-type: none"> <li>➤ Vitrified tiles flooring in all rooms</li> <li>➤ Granite Kitchen platform with Stainless Steel Sink</li> <li>➤ Powder coated aluminum sliding windows with M.S. Grills</li> <li>➤ Laminated wooden flush doors with Safety door</li> <li>➤ Concealed wiring</li> <li>➤ Concealed plumbing</li> <li>➤ Children's Play Area</li> <li>➤ Clubhouse</li> <li>➤ Indoor Games</li> <li>➤ Fitness Centre</li> </ul>		

	<ul style="list-style-type: none"> <li>➤ Gymnasium</li> <li>➤ Meditation Center</li> <li>➤ Yoga Center</li> <li>➤ Multipurpose Lawn</li> <li>➤ Senior Citizen Area</li> <li>➤ Swimming Pool</li> <li>➤ Pool Lonuger</li> <li>➤ Air Hockey</li> <li>➤ Basket Ball</li> <li>➤ Football Table</li> </ul>			
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	F. P. Nos. 353/5/A, 353/7, 353/8, 353/9, 353/17, 353/11, 353/12, 353/13, 353/15, 353/16 of TPS – III
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	F. P. Nos. 353/5/A, 353/7, 353/8, 353/9, 353/17, 353/11, 353/12, 353/13, 353/15, 353/16 of TPS – III, Village – Ghatkopar - Kiroi
	d)	Ward / Taluka	:	N – Ward
	e)	Mandal / District	:	District - Mumbai Suburban
7.	Postal address of the property		:	<b>“Aaradhya Onepark”</b> Proposed Cluster Redevelopment Scheme (CDS) on Property bearing F. P. Nos. 353/5/A, 353/7, 353/8, 353/9, 353/17, 353/11, 353/12, 353/13, 353/15, 353/16 of TPS – III, Village – Ghatkopar - Kiroi, Abutting 18.30 Mt. R. B. Mehta Marg And 9.10 Mt. Wide TP Road, Sindhu Wadi, Ghatkopar (East), Mumbai, PIN - 400 077, State - Maharashtra, Country - India
8.	City / Town		:	Ghatkopar (East), Mumbai
	Residential area		:	Yes
	Commercial area		:	No
	Industrial area		:	No
9.	Classification of the area		:	
	i) High / Middle / Poor		:	Higher Class
	ii) Urban / Semi Urban / Rural		:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality		:	Municipal Corporation of Greater Mumbai
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated		:	N.A.
13.	<b>Boundaries of the property</b>	<b>As per Documents</b>	<b>As per RERA Certificate</b>	<b>As per Site</b>

	North	Internal Means of Access	9.00 Mtr. Wide TP Road	Garden Ave Lane & Bhaveshwar Shikhar 2 Building
	South	Plot No. 353/3	Residentia Buildign on Plot No. 353 / 4A and 353 / 5B	Intenal Road & Meena Mahavir Solitaire / Jaigayatri CHSL
	East	Plot No. 353/9	Swami Narayan Temple	Lavender Bough Hotel & Swaminarayan Temple
	West	Plot No. 353/7	18 Meter R. B. Mehta Marg	R. B. Mehta Marg
14.1	Dimensions of the site		N. A. as the land is irregular in shape	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property		: 19°04'38.05"N 72°54'28.52"E	
14.	Extent of the site		: Plot area – 13128.00 Sq. M. (As per Approved Plan & RERA) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A& 14B)		: Plot area – 13128.00 Sq. M. (As per Approved Plan & RERA)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.		: N.A. Building Construction work is in progress.	
II	<b>CHARACTERSTICS OF THE SITE</b>			
1.	Classification of locality		: Higher class	
2.	Development of surrounding areas		: Good	
3.	Possibility of frequent flooding/ sub-merging		: No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.		: All available near by	
5.	Level of land with topographical conditions		: Plain	
6.	Shape of land		: Irregular	
7.	Type of use to which it can be put		: For residential purpose	
8.	Any usage restriction		: Residential	
9.	Is plot in town planning approved layout?		:	
	Copy of Approved Plan No. P – 16663 / 2023 / N Ward / FP date 27.09.2023 issued by Mumbai Municipal Corporation (Number of Copies – Twenty Eight – Sheet No. 1 / 28 to 28 / 28)			
	<b>Approved upto:</b>			
	<b>Building / Tower No.</b>	<b>Number of Floors</b>		
	1 / 1	3 Level Basements + Ground Floor (Parking) + 1 <sup>st</sup> floor (Amentiy Floor) + 2 <sup>nd</sup> to 15 <sup>th</sup> floors + 16 <sup>th</sup> (pt) Upper Floors.		
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	2 / 3	3 Level Basements + Ground Floor + 1 <sup>st</sup> floor (Amenity Floor) + 2 <sup>nd</sup> to 18 <sup>th</sup> Upper Floors.		

	2 / 4	3 Level Basements + Ground Floor + 1 <sup>st</sup> floor (Part Residential / Amenity Floor) + 2 <sup>nd</sup> to 18 <sup>th</sup> Upper Floors.									
	2 / 5, 6, 7	3 Level Basements + Ground Floor + 1 <sup>st</sup> floor (Amenity Floor) + 2 <sup>nd</sup> to 18 <sup>th</sup> Upper Floors.									
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	2 / 10 & 11	3 Level Basements + Ground Floor + 1 <sup>st</sup> floor (Amenity floor) + 2 <sup>nd</sup> to 18 <sup>th</sup> Upper Floors.									
10.	Corner plot or intermittent plot?	: Intermittent									
11.	Road facilities	: Yes									
12.	Type of road available at present	: B. T. Road									
13.	Width of road – is it below 20 ft. or more than 20 ft.	: 18 Meter R. B. Mehta Marg									
14.	Is it a Land – Locked land?	: No									
15.	Water potentiality	: Municipal Water supply									
16.	Underground sewerage system	: Connected to Municipal sewer									
17.	Is Power supply is available in the site	: Yes									
18.	Advantages of the site	: Located in developed area									
19.	<b>Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)</b>	: No									
<b>Part – A (Valuation of land)</b>											
1	Size of plot	: Plot area – 13128.00 Sq. M. (As per Approved Plan & RERA)									
	North & South	: -									
	East & West	: -									
2	Total extent of the plot	: As per table attached to the report									
3	Prevailing market rate ( Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	: As per table attached to the report Details of recent transactions/online listings are attached with the report.									
4	Guideline rate obtained from the Register's Office ( an evidence thereof to be enclosed)	: ₹ 1,54,370.00 per Sq. M. for Residential ₹ 72,550.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	: <b>As per table attached to the report</b>									
6	<b>Estimated value of land</b>	: <table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan &amp; RERA</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>13128.00</td> <td>72550</td> <td>95,24,36,400.00</td> </tr> </tbody> </table>	As per Approved Plan & RERA			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	13128.00	72550	95,24,36,400.00
As per Approved Plan & RERA											
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)									
13128.00	72550	95,24,36,400.00									
<b>Part – B (Valuation of Building)</b>											
1	Technical details of the building	:									
	a) Type of Building (Residential / Commercial / Industrial)	: Residential									
	b) Type of construction (Load bearing / RCC / Steel Framed)	: N.A. Building Construction work not yet started									
	c) Year of construction	: N.A. Building Construction work not yet started									



d) Number of floors and height of each floor including basement, if any		:	
<b>Building / Tower No.</b>	<b>Number of Floors</b>		
1 / 1	Proposed 3 Level Basements + Ground Floor (Parking) + 1 <sup>st</sup> floor (Amentiy Floor) + 2 <sup>nd</sup> to 15 <sup>th</sup> floors + 16 <sup>th</sup> (pt) Upper Floors.		
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2 / 10 & 11	Proposed 3 Level Basements + Ground Floor + 1 <sup>st</sup> floor (Amenity floor) + 2 <sup>nd</sup> to 18 <sup>th</sup> Upper Floors.		
e) Plinth area floor-wise		:	As per table attached to the report
f) Condition of the building		:	
i) Exterior – Excellent, Good, Normal, Poor		:	N.A. Building Construction work not yet started
ii) Interior – Excellent, Good, Normal, Poor		:	N.A. Building Construction work not yet started
g) Date of issue and validity of layout of approved map		:	Copy of Approved Plan No. P – 16663 / 2023 / N Ward / FP date 27.09.2023 issued by Mumbai Municipal Corporation (Number of Copies – Twenty Eight – Sheet No. 1 / 28 to 28 / 28)
h) Approved map / plan issuing authority		:	
<b>Building / Tower No.</b>	<b>Number of Floors</b>		
1 / 1	3 Level Basements + Ground Floor (Parking) + 1 <sup>st</sup> floor (Amentiy Floor) + 2 <sup>nd</sup> to 15 <sup>th</sup> floors + 16 <sup>th</sup> (pt) Upper Floors.		
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2 / 3	3 Level Basements + Ground Floor + 1 <sup>st</sup> floor (Amenity Floor) + 2 <sup>nd</sup> to 18 <sup>th</sup> Upper Floors.		
2 / 4	3 Level Basements + Ground Floor + 1 <sup>st</sup> floor (Part Residential / Amenity Floor) + 2 <sup>nd</sup> to 18 <sup>th</sup> Upper Floors.		
2 / 5, 6, 7	3 Level Basements + Ground Floor + 1 <sup>st</sup> floor (Amenity Floor) + 2 <sup>nd</sup> to 18 <sup>th</sup> Upper Floors.		
2 / 8 & 9	3 Level Basements + Ground Floor + 1 <sup>st</sup> floor (Part Residential / Amenity Floor) + 2 <sup>nd</sup> to 18 <sup>th</sup> Upper Floors.		
2 / 10 & 11	3 Level Basements + Ground Floor + 1 <sup>st</sup> floor (Amenity floor) + 2 <sup>nd</sup> to 18 <sup>th</sup> Upper		

Floors.	
i) Whether genuineness or authenticity of approved map / plan is verified	: Yes
j) Any other comments by our empanelled valuers on authentic of approved plan	: No.

**Specifications of construction (floor-wise) in respect of**

Sr. No.	Description	
1.	Foundation	: Proposed R.C.C. Footing
2.	Basement	: N.A. Building Construction work not yet started
3.	Superstructure	: Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	: Proposed
5.	RCC Works	: N.A. Building Construction work not yet started
6.	Plastering	: N.A. Building Construction work not yet started
7.	Flooring, Skirting, dado	: N.A. Building Construction work not yet started
8.	Special finish as marble, granite, wooden paneling, grills etc.	: N.A. Building Construction work not yet started
9.	Roofing including weather proof course	: N.A. Building Construction work not yet started
10.	Drainage	: Proposed
<b>2.</b>	<b>Compound Wall</b>	:
	Height	: N.A. Building Construction work not yet started
	Length	:
	Type of construction	:
<b>3.</b>	<b>Electrical installation</b>	: N.A. Building Construction work not yet started
	Type of wiring	:
	Class of fittings (superior / ordinary / poor)	:
	Number of light points	: N.A. Building Construction work not yet started
	Fan points	:
	Spare plug points	:
	Any other item	: -
<b>4.</b>	<b>Plumbing installation</b>	:
	a) No. of water closets and their type	:
	b) No. of wash basins	:
	c) No. of urinals	:
	d) No. of bath tubs	:
	e) Water meters, taps etc.	:
	f) Any other fixtures	: N.A. Building Construction work not yet started

**CONFIGURATION OF PROJECT AS PER APPROVED PLAN No. P – 16663 / 2023 / N Ward / FP date 27.09.2023 issued by Mumbai Municipal Corporation:**

**1. Building No. 1, Tower No. 1:**

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq.ft.	Balcony Area in Sq.ft.							
1	201	2	4 BHK	4190	226	4416	4858	35000	15,45,60,000	16,69,24,800	4,17,500	1,45,72,800
2	301/401	3 & 4	5 BHK	8354	472	8826	9709	35000	30,89,10,000	33,36,22,800	8,34,000	2,91,25,800
3	501	5	4 BHK	4190	226	4416	4858	35000	15,45,60,000	16,69,24,800	4,17,500	1,45,72,800
4	601	6	4 BHK	4190	226	4416	4858	35000	15,45,60,000	16,69,24,800	4,17,500	1,45,72,800
5	701	7	4 BHK	4190	226	4416	4858	35000	15,45,60,000	16,69,24,800	4,17,500	1,45,72,800
6	801	8	4 BHK	4190	226	4416	4858	35000	15,45,60,000	16,69,24,800	4,17,500	1,45,72,800
7	901	9	4 BHK	4190	226	4416	4858	35000	15,45,60,000	16,69,24,800	4,17,500	1,45,72,800
8	1001	10	4 BHK	4190	226	4416	4858	35000	15,45,60,000	16,69,24,800	4,17,500	1,45,72,800
9	1101	11	4 BHK	4190	226	4416	4858	35000	15,45,60,000	16,69,24,800	4,17,500	1,45,72,800
10	1201	12	4 BHK	4190	226	4416	4858	35000	15,45,60,000	16,69,24,800	4,17,500	1,45,72,800
11	1301	13	4 BHK	4190	226	4416	4858	35000	15,45,60,000	16,69,24,800	4,17,500	1,45,72,800
12	1401/1501/1601	14/15/16	6 BHK	9823	612	10435	11479	35000	36,52,25,000	39,44,43,000	9,86,000	3,44,35,500
<b>Total</b>				<b>60077</b>	<b>3344</b>	<b>63421</b>	<b>69763</b>		<b>2,21,97,35,000</b>	<b>2,39,73,13,800</b>		<b>20,92,89,300</b>

**2. Building No. 2, Tower No. 2:**

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq.Ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. ft.	Balcony Area in Sq.ft.							
1	101	2	2.5 BHK	860	0	860	946	35000	3,01,00,000	3,25,08,000	81,500	28,38,000
2	201	2	2.5 BHK	860	0	860	946	Land Owner's Share				28,38,000
3	202	2	3 BHK	1197	97	1294	1423	35000	4,52,90,000	4,89,13,200	1,22,500	42,70,200
4	203	2	2 BHK	635	0	635	699	Land Owner's Share				20,95,500
5	301	3	2.5 BHK	860	0	860	946	Land Owner's Share				28,38,000
6	302	3	3 BHK	1197	97	1294	1423	35000	4,52,90,000	4,89,13,200	1,22,500	42,70,200
7	303	3	2 BHK	635	0	635	699	Land Owner's Share				20,95,500
8	401	4	2.5 BHK	860	0	860	946	Land Owner's Share				28,38,000
9	402	4	3 BHK	1197	97	1294	1423	35000	4,52,90,000	4,89,13,200	1,22,500	42,70,200
10	403	4	2 BHK	635	0	635	699	Land Owner's Share				20,95,500
11	501	5	2.5 BHK	860	0	860	946	Land Owner's Share				28,38,000
12	502	5	3 BHK	1197	97	1294	1423	35000	4,52,90,000	4,89,13,200	1,22,500	42,70,200
13	503	5	2 BHK	635	0	635	699	Land Owner's Share				20,95,500
14	601	6	2.5 BHK	860	0	860	946	Land Owner's Share				28,38,000
15	602	6	3 BHK	1197	97	1294	1423	35000	4,52,90,000	4,89,13,200	1,22,500	42,70,200
16	603	6	2 BHK	635	0	635	699	Land Owner's Share				20,95,500
17	701	7	2.5 BHK	860	0	860	946	Land Owner's Share				28,38,000
18	702	7	3 BHK	1197	97	1294	1423	Land Owner's Share				42,70,200
19	703	7	2 BHK	635	0	635	699	Land Owner's Share				20,95,500

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq.Ft	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. ft.	Balcony Area in Sq.ft.							
20	801	8	2.5 BHK	860	0	860	946					28,38,000
21	802	8	3 BHK	1197	97	1294	1423	35000	4,52,90,000	4,89,13,200	1,22,500	42,70,200
22	803	8	2 BHK	635	0	635	699					20,95,500
23	901	9	2.5 BHK	860	0	860	946					28,38,000
24	902	9	3 BHK	1197	97	1294	1423	35000	4,52,90,000	4,89,13,200	1,22,500	42,70,200
25	903	9	2 BHK	635	0	635	699					20,95,500
26	1001	10	2.5 BHK	860	0	860	946					28,38,000
27	1002	10	3 BHK	1197	97	1294	1423	35000	4,52,90,000	4,89,13,200	1,22,500	42,70,200
28	1003	10	2 BHK	635	0	635	699					20,95,500
29	1101	11	2.5 BHK	860	0	860	946					28,38,000
30	1102	11	3 BHK	1197	97	1294	1423	35000	4,52,90,000	4,89,13,200	1,22,500	42,70,200
31	1103	11	2.5 BHK	854	0	854	939					28,18,200
32	1201	12	2.5 BHK	860	0	860	946					28,38,000
33	1202	12	3 BHK	1197	97	1294	1423	35000	4,52,90,000	4,89,13,200	1,22,500	42,70,200
34	1203	12	2.5 BHK	854	0	854	939					28,18,200
35	1301	13	2.5 BHK	860	0	860	946					28,38,000
36	1302	13	3 BHK	1197	97	1294	1423	35000	4,52,90,000	4,89,13,200	1,22,500	42,70,200
37	1303	13	2.5 BHK	854	0	854	939					28,18,200
38	1401	14	2.5 BHK	860	0	860	946					28,38,000
39	1402	14	3 BHK	1197	97	1294	1423					42,70,200
40	1403	14	2.5 BHK	854	0	854	939					28,18,200
41	1501	15	2.5 BHK	860	0	860	946					28,38,000
42	1502	15	3 BHK	1197	97	1294	1423	35000	4,52,90,000	4,89,13,200	1,22,500	42,70,200
43	1503	15	2.5 BHK	854	0	854	939					28,18,200
44	1601	16	2.5 BHK	860	0	860	946					28,38,000
45	1602	16	3 BHK	1197	97	1294	1423	35000	4,52,90,000	4,89,13,200	1,22,500	42,70,200
46	1603	16	2.5 BHK	854	0	854	939					28,18,200
47	1701	17	2.5 BHK	860	0	860	946					28,38,000
48	1702	17	3 BHK	1197	97	1294	1423	35000	4,52,90,000	4,89,13,200	1,22,500	42,70,200
49	1703	17	2.5 BHK	854	0	854	939					28,18,200
50	1801	18	2.5 BHK	860	0	860	946					28,38,000
51	1802	18	3 BHK	1197	97	1294	1423	35000	4,52,90,000	4,89,13,200	1,22,500	42,70,200
52	1803	18	2.5 BHK	854	0	854	939					28,18,200
<b>Total</b>				<b>48376</b>	<b>1649</b>	<b>50025</b>	<b>55028</b>		<b>70,94,50,000</b>	<b>76,62,06,000</b>		<b>16,50,82,500</b>

**3. Building No. 2, Tower No. 3:**

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area In Sq.Ft	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. ft.	Balcony Area in Sq.ft.							
1	201	2	4 BHK	1808	179	1987	1989	35000	6,95,45,000	7,51,08,600	1,88,000	59,66,400
2	202	2	3 BHK	1245	100	1345	1370	35000	4,70,75,000	5,08,41,000	1,27,000	41,08,500
3	301	3	4 BHK	1808	179	1987	1989	35000	6,95,45,000	7,51,08,600	1,88,000	59,66,400
4	302	3	3 BHK	1245	100	1345	1370	35000	4,70,75,000	5,08,41,000	1,27,000	41,08,500
5	401	4	4 BHK	1808	179	1987	1989	35000	6,95,45,000	7,51,08,600	1,88,000	59,66,400
6	402	4	3 BHK	1245	100	1345	1370	35000	4,70,75,000	5,08,41,000	1,27,000	41,08,500
7	501	5	4 BHK	1808	179	1987	1989	35000	6,95,45,000	7,51,08,600	1,88,000	59,66,400
8	502	5	3 BHK	1245	100	1345	1370	35000	4,70,75,000	5,08,41,000	1,27,000	41,08,500
9	601	6	4 BHK	1808	179	1987	1989	35000	6,95,45,000	7,51,08,600	1,88,000	59,66,400
10	602	6	3 BHK	1245	100	1345	1370	35000	4,70,75,000	5,08,41,000	1,27,000	41,08,500
11	701	7	4 BHK	2256	238	2494	2482	35000	8,72,90,000	9,42,73,200	2,35,500	74,44,800
12	801	8	4 BHK	1808	179	1987	1989	35000	6,95,45,000	7,51,08,600	1,88,000	59,66,400
13	802	8	3 BHK	1245	100	1345	1370	35000	4,70,75,000	5,08,41,000	1,27,000	41,08,500
14	901	9	4 BHK	1808	179	1987	1989	35000	6,95,45,000	7,51,08,600	1,88,000	59,66,400
15	902	9	3 BHK	1245	100	1345	1370	35000	4,70,75,000	5,08,41,000	1,27,000	41,08,500
16	1001	10	4 BHK	1808	179	1987	1989	35000	6,95,45,000	7,51,08,600	1,88,000	59,66,400
17	1002	10	3 BHK	1245	100	1345	1370	35000	4,70,75,000	5,08,41,000	1,27,000	41,08,500
18	1101	11	4 BHK	1808	179	1987	1989	35000	6,95,45,000	7,51,08,600	1,88,000	59,66,400
19	1102	11	3 BHK	1245	100	1345	1370	35000	4,70,75,000	5,08,41,000	1,27,000	41,08,500
20	1201	12	4 BHK	1808	179	1987	1989	Land Owner's Share				59,66,400
21	1202	12	3 BHK	1245	100	1345	1370	35000	4,70,75,000	5,08,41,000	1,27,000	41,08,500
22	1301	13	4 BHK	1808	179	1987	1989	Land Owner's Share				59,66,400
23	1302	13	3 BHK	1245	100	1345	1370	35000	4,70,75,000	5,08,41,000	1,27,000	41,08,500
24	1401	14	4 BHK	2337	238	2575	2571	35000	9,01,25,000	9,73,35,000	2,43,500	77,12,100
25	1501	15	4 BHK	1808	179	1987	1989	35000	6,95,45,000	7,51,08,600	1,88,000	59,66,400
26	1502	15	3 BHK	1245	100	1345	1370	35000	4,70,75,000	5,08,41,000	1,27,000	41,08,500
27	1601	16	4 BHK	1808	179	1987	1989	35000	6,95,45,000	7,51,08,600	1,88,000	59,66,400
28	1602	16	3 BHK	1245	100	1345	1370	35000	4,70,75,000	5,08,41,000	1,27,000	41,08,500
29	1701	17	4 BHK	1808	179	1987	1989	35000	6,95,45,000	7,51,08,600	1,88,000	59,66,400
30	1702	17	3 BHK	1245	100	1345	1370	35000	4,70,75,000	5,08,41,000	1,27,000	41,08,500
31	1801	18	4 BHK	1808	179	1987	1989	35000	6,95,45,000	7,51,08,600	1,88,000	59,66,400
32	1802	18	3 BHK	1245	100	1345	1370	35000	4,70,75,000	5,08,41,000	1,27,000	41,08,500
Total				50388	4661	55049	55427		1,78,76,25,000	1,93,06,35,000		16,62,80,400

**4. Building No. 2, Tower No. 4:**

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq.Ft	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. ft.	Balcony Area in Sq.ft.							
1	101	1	3 BHK	1159	43	1202	1322	35000	4,20,70,000	4,54,35,600	1,13,500	39,66,600
2	201	2	3 BHK	1159	43	1202	1322	Land Owner's Share				39,66,600
3	202	2	3 BHK	1145	57	1202	1322	Land Owner's Share				39,66,600
4	203	2	3 BHK	1683	111	1794	1973	35000	6,27,90,000	6,78,13,200	1,69,500	59,20,200
5	301	3	4 BHK	1186	44	1230	1353	Land Owner's Share				40,59,000
6	302	3	3 BHK	1145	57	1202	1322	Land Owner's Share				39,66,600
7	303	3	4 BHK	1683	111	1794	1973	35000	6,27,90,000	6,78,13,200	1,69,500	59,20,200
8	401	4	3 BHK	1185	44	1229	1352	Land Owner's Share				40,55,700
9	402	4	3 BHK	1169	57	1226	1349	Land Owner's Share				40,45,800
10	403	4	4 BHK	1683	111	1794	1973	35000	6,27,90,000	6,78,13,200	1,69,500	59,20,200
11	501	5	3 BHK	1185	44	1229	1352	Land Owner's Share				40,55,700
12	502	5	3 BHK	1169	57	1226	1349	Land Owner's Share				40,45,800
13	503	5	4 BHK	1683	111	1794	1973	35000	6,27,90,000	6,78,13,200	1,69,500	59,20,200
14	601	6	3 BHK	1185	44	1229	1352	35000	4,30,15,000	4,64,56,200	1,16,000	40,55,700
15	602	6	3 BHK	1169	57	1226	1349	Land Owner's Share				40,45,800
16	603	6	4 BHK	1683	111	1794	1973	35000	6,27,90,000	6,78,13,200	1,69,500	59,20,200
17	701	7	3 BHK	1185	44	1229	1352	Land Owner's Share				40,55,700
18	702	7	3 BHK	1169	57	1226	1349	Land Owner's Share				40,45,800
19	703	7	4 BHK	1683	111	1794	1973	35000	6,27,90,000	6,78,13,200	1,69,500	59,20,200
20	801	8	3 BHK	1258	93	1351	1486	Land Owner's Share				44,58,300
21	802	8	3 BHK	1169	57	1226	1349	Land Owner's Share				40,45,800
22	803	8	4 BHK	1683	111	1794	1973	35000	6,27,90,000	6,78,13,200	1,69,500	59,20,200
23	901	9	3 BHK	1258	93	1351	1486	35000	4,72,85,000	5,10,67,800	1,27,500	44,58,300
24	902	9	3 BHK	1169	57	1226	1349	Land Owner's Share				40,45,800
25	903	9	4 BHK	1683	111	1794	1973	35000	6,27,90,000	6,78,13,200	1,69,500	59,20,200
26	1001	10	3 BHK	1258	93	1351	1486	35000	4,72,85,000	5,10,67,800	1,27,500	44,58,300
27	1002	10	3 BHK	1169	57	1226	1349	Land Owner's Share				40,45,800
28	1003	10	4 BHK	1683	111	1794	1973	35000	6,27,90,000	6,78,13,200	1,69,500	59,20,200
29	1101	11	3 BHK	1258	93	1351	1486	35000	4,72,85,000	5,10,67,800	1,27,500	44,58,300
30	1102	11	3 BHK	1169	57	1226	1349	Land Owner's Share				40,45,800
31	1103	11	4 BHK	1683	111	1794	1973	35000	6,27,90,000	6,78,13,200	1,69,500	59,20,200
32	1201	12	3 BHK	1258	93	1351	1486	Land Owner's Share				44,58,300
33	1202	12	3 BHK	1169	57	1226	1349	Land Owner's Share				40,45,800
34	1203	12	4 BHK	1683	111	1794	1973	35000	6,27,90,000	6,78,13,200	1,69,500	59,20,200
35	1301	13	3 BHK	1258	93	1351	1486	35000	4,72,85,000	5,10,67,800	1,27,500	44,58,300
36	1302	13	3 BHK	1169	57	1226	1349	Land Owner's Share				40,45,800
37	1303	13	4 BHK	1683	111	1794	1973	35000	6,27,90,000	6,78,13,200	1,69,500	59,20,200

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq.Ft	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. ft.	Balcony Area in Sq.ft.							
38	1401	14	3 BHK	1258	93	1351	1486					44,58,300
39	1402	14	3 BHK	1169	57	1226	1349					40,45,800
40	1403	14	4 BHK	1683	111	1794	1973	35000	6,27,90,000	6,78,13,200	1,69,500	59,20,200
41	1501	15	3 BHK	1258	93	1351	1486					44,58,300
42	1502	15	3 BHK	1169	57	1226	1349					40,45,800
43	1503	15	4 BHK	1683	111	1794	1973	35000	6,27,90,000	6,78,13,200	1,69,500	59,20,200
44	1601	16	3 BHK	1258	93	1351	1486					44,58,300
45	1602	16	3 BHK	1169	57	1226	1349					40,45,800
46	1603	16	4 BHK	1683	111	1794	1973	35000	6,27,90,000	6,78,13,200	1,69,500	59,20,200
47	1701	17	3 BHK	1258	93	1351	1486					44,58,300
48	1702	17	3 BHK	1169	57	1226	1349					40,45,800
49	1703	17	4 BHK	1683	111	1794	1973	35000	6,27,90,000	6,78,13,200	1,69,500	59,20,200
50	1801	18	3 BHK	1258	93	1351	1486					44,58,300
51	1802	18	3 BHK	1169	57	1226	1349					40,45,800
52	1803	18	4 BHK	1683	111	1794	1973	35000	6,27,90,000	6,78,13,200	1,69,500	59,20,200
<b>Total</b>				<b>70518</b>	<b>4185</b>	<b>74703</b>	<b>82173</b>		<b>1,34,16,55,000</b>	<b>1,44,89,87,400</b>		<b>24,65,19,900</b>

**5. Building No. 2, Tower No. 5:**

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq.Ft	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. ft.	Balcony Area in Sq.ft.							
1	201	2	4 BHK	1512	105	1617	1779	35000	5,65,95,000	6,11,22,600	1,53,000	53,36,100
2	202	2	4 BHK	1950	222	2172	2389	35000	7,60,20,000	8,21,01,600	2,05,500	71,67,600
3	301	3	4 BHK	1512	105	1617	1779	35000	5,65,95,000	6,11,22,600	1,53,000	53,36,100
4	302	3	4 BHK	1950	222	2172	2389	35000	7,60,20,000	8,21,01,600	2,05,500	71,67,600
5	401	4	4 BHK	1512	105	1617	1779	35000	5,65,95,000	6,11,22,600	1,53,000	53,36,100
6	402	4	4 BHK	1950	222	2172	2389	35000	7,60,20,000	8,21,01,600	2,05,500	71,67,600
7	501	5	4 BHK	1512	105	1617	1779					53,36,100
8	502	5	4 BHK	1950	222	2172	2389					71,67,600
9	601	6	4 BHK	1512	105	1617	1779	35000	5,65,95,000	6,11,22,600	1,53,000	53,36,100
10	602	6	4 BHK	1950	222	2172	2389	35000	7,60,20,000	8,21,01,600	2,05,500	71,67,600
11	701	7	5 BHK	2627	328	2955	3251	35000	10,34,25,000	11,16,99,000	2,79,000	97,51,500
12	801	8	4 BHK	1512	105	1617	1779	35000	5,65,95,000	6,11,22,600	1,53,000	53,36,100
13	802	8	4 BHK	1950	222	2172	2389	35000	7,60,20,000	8,21,01,600	2,05,500	71,67,600
14	901	9	4 BHK	1512	105	1617	1779	35000	5,65,95,000	6,11,22,600	1,53,000	53,36,100
15	902	9	4 BHK	1950	222	2172	2389					71,67,600
16	1001	10	4 BHK	1512	105	1617	1779	35000	5,65,95,000	6,11,22,600	1,53,000	53,36,100
17	1002	10	4 BHK	1950	222	2172	2389	35000	7,60,20,000	8,21,01,600	2,05,500	71,67,600

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq.Ft	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. ft.	Balcony Area in Sq.ft.							
18	1101	11	4 BHK	1512	105	1617	1779	35000	5,65,95,000	6,11,22,600	1,53,000	53,36,100
19	1102	11	4 BHK	1950	222	2172	2389	35000	7,60,20,000	8,21,01,600	2,05,500	71,67,600
20	1201	12	4 BHK	1512	105	1617	1779	Land Owner's Share				53,36,100
21	1202	12	4 BHK	1950	222	2172	2389					71,67,600
22	1301	13	4 BHK	1512	105	1617	1779	35000	5,65,95,000	6,11,22,600	1,53,000	53,36,100
23	1302	13	4 BHK	1950	222	2172	2389	35000	7,60,20,000	8,21,01,600	2,05,500	71,67,600
24	1401	14	5 BHK	2793	328	3121	3433	35000	10,92,35,000	11,79,73,800	2,95,000	1,02,99,300
25	1501	15	4 BHK	1512	105	1617	1779	35000	5,65,95,000	6,11,22,600	1,53,000	53,36,100
26	1502	15	4 BHK	1950	222	2172	2389	35000	7,60,20,000	8,21,01,600	2,05,500	71,67,600
27	1601	16	4 BHK	1512	105	1617	1779	35000	5,65,95,000	6,11,22,600	1,53,000	53,36,100
28	1602	16	4 BHK	1950	222	2172	2389	35000	7,60,20,000	8,21,01,600	2,05,500	71,67,600
29	1701	17	4 BHK	1512	105	1617	1779	35000	5,65,95,000	6,11,22,600	1,53,000	53,36,100
30	1702	17	4 BHK	1950	222	2172	2389	35000	7,60,20,000	8,21,01,600	2,05,500	71,67,600
31	1801	18	4 BHK	1512	105	1617	1779	35000	5,65,95,000	6,11,22,600	1,53,000	53,36,100
32	1802	18	4 BHK	1950	222	2172	2389	35000	7,60,20,000	8,21,01,600	2,05,500	71,67,600
<b>Total</b>				<b>57350</b>	<b>5561</b>	<b>62911</b>	<b>69202</b>		<b>1,86,06,35,000</b>	<b>2,00,94,85,800</b>		<b>20,76,06,300</b>

**6. Building No. 2, Tower No. 6:**

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq.Ft	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. ft.	Balcony Area in Sq.ft.							
1	201	2	3 BHK	1309	42	1351	1486	35000	4,72,85,000	5,10,67,800	1,27,500	44,58,300
2	202	2	3 BHK	1259	86	1345	1480	35000	4,70,75,000	5,08,41,000	1,27,000	44,38,500
3	301	3	3 BHK	1309	42	1351	1486	Land Owner's Share				44,58,300
4	302	3	3 BHK	1259	86	1345	1480	35000	4,70,75,000	5,08,41,000	1,27,000	44,38,500
5	401	4	3 BHK	1309	42	1351	1486	35000	4,72,85,000	5,10,67,800	1,27,500	44,58,300
6	402	4	3 BHK	1259	86	1345	1480	Land Owner's Share				44,38,500
7	501	5	3 BHK	1309	42	1351	1486	35000	4,72,85,000	5,10,67,800	1,27,500	44,58,300
8	502	5	3 BHK	1259	86	1345	1480	Land Owner's Share				44,38,500
9	601	6	3 BHK	1309	42	1351	1486					44,58,300
10	602	6	3 BHK	1259	86	1345	1480					44,38,500
11	701	7	3 BHK	1309	42	1351	1486					44,58,300
12	702	4	3 BHK	1259	86	1345	1480	Land Owner's Share				44,38,500
13	801	8	3 BHK	1309	42	1351	1486	Land Owner's Share				44,58,300
14	802	8	3 BHK	1259	86	1345	1480					44,38,500
15	901	9	3 BHK	1309	42	1351	1486					44,58,300
16	902	9	3 BHK	1259	86	1345	1480	Land Owner's Share				44,38,500



Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq.Ft	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. ft.	Balcony Area in Sq.ft.							
17	1001	10	4 BHK	1527	42	1569	1726	Land Owner's Share				51,77,700
18	1002	10	3 BHK	1261	108	1369	1506	35000	4,79,15,000	5,17,48,200	1,29,500	45,17,700
19	1101	11	4 BHK	1527	42	1569	1726	Land Owner's Share				51,77,700
20	1102	11	3 BHK	1261	108	1369	1506	35000	4,79,15,000	5,17,48,200	1,29,500	45,17,700
21	1201	12	4 BHK	1527	42	1569	1726	Land Owner's Share				51,77,700
22	1202	12	3 BHK	1261	108	1369	1506	35000	4,79,15,000	5,17,48,200	1,29,500	45,17,700
23	1301	13	4 BHK	1527	42	1569	1726	Land Owner's Share				51,77,700
24	1302	13	3 BHK	1261	108	1369	1506	35000	4,79,15,000	5,17,48,200	1,29,500	45,17,700
25	1401	14	4 BHK	1527	42	1569	1726	Land Owner's Share				51,77,700
26	1402	14	3 BHK	1261	108	1369	1506	35000	4,79,15,000	5,17,48,200	1,29,500	45,17,700
27	1501	15	4 BHK	1527	42	1569	1726	Land Owner's Share				51,77,700
28	1502	15	3 BHK	1261	108	1369	1506	35000	4,79,15,000	5,17,48,200	1,29,500	45,17,700
29	1601	16	4 BHK	1527	42	1569	1726	Land Owner's Share				51,77,700
30	1602	16	3 BHK	1261	108	1369	1506	Land Owner's Share				45,17,700
31	1701	17	4 BHK	1527	42	1569	1726	35000	5,49,15,000	5,93,08,200	1,48,500	51,77,700
32	1702	17	3 BHK	1261	108	1369	1506	35000	4,79,15,000	5,17,48,200	1,29,500	45,17,700
33	1801	18	4 BHK	1527	42	1569	1726	Land Owner's Share				51,77,700
34	1802	18	3 BHK	1261	108	1369	1506	35000	4,79,15,000	5,17,48,200	1,29,500	45,17,700
<b>Total</b>				<b>45636</b>	<b>2374</b>	<b>48010</b>	<b>52811</b>		<b>67,42,40,000</b>	<b>72,81,79,200</b>		<b>15,84,33,000</b>

**7. Building No. 2, Tower No. 7:**

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq.Ft	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. ft.	Balcony Area in Sq.ft.							
1	201	2	3 BHK	1147	58	1205	1326	Land Owner's Share				39,76,500
2	202	2	3 BHK	1051	0	1051	1156	Land Owner's Share				34,68,300
3	203	2	3 BHK	1052	0	1052	1157	Land Owner's Share				34,71,600
4	301	3	3 BHK	1147	58	1205	1326	Land Owner's Share				39,76,500
5	302	3	3 BHK	1051	0	1051	1156	Land Owner's Share				34,68,300
6	303	3	3 BHK	1052	0	1052	1157	Land Owner's Share				34,71,600
7	401	4	3 BHK	1147	58	1205	1326	Land Owner's Share				39,76,500
8	402	4	3 BHK	1051	0	1051	1156	Land Owner's Share				34,68,300
9	403	4	3 BHK	1052	0	1052	1157	Land Owner's Share				34,71,600
10	501	5	3 BHK	1147	58	1205	1326	Land Owner's Share				39,76,500
11	502	5	3 BHK	1051	0	1051	1156	Land Owner's Share				34,68,300
12	503	5	3 BHK	1052	0	1052	1157	35000	3,68,20,000	3,97,65,600	99,500	34,71,600
13	601	6	3 BHK	1147	58	1205	1326	Land Owner's Share				39,76,500

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq.Ft	Built up Area in Sq. ft	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. ft.	Balcony Area in Sq.ft.							
14	602	6	3 BHK	1051	0	1051	1156					34,68,300
15	603	6	3 BHK	1052	0	1052	1157					34,71,600
16	701	7	3 BHK	1147	58	1205	1326					39,76,500
17	703	7	3 BHK	1052	0	1052	1157					34,71,600
18	801	8	3 BHK	1223	59	1282	1410	35000	4,48,70,000	4,84,59,600	1,21,000	42,30,600
19	802	8	3 BHK	1051	0	1051	1156					34,68,300
20	803	8	3 BHK	1052	0	1052	1157					34,71,600
21	901	9	3 BHK	1223	59	1282	1410	35000	4,48,70,000	4,84,59,600	1,21,000	42,30,600
22	902	9	3 BHK	1051	0	1051	1156					34,68,300
23	903	9	3 BHK	1140	92	1232	1355	35000	4,31,20,000	4,65,69,600	1,16,500	40,65,600
24	1001	10	3 BHK	1223	59	1282	1410	35000	4,48,70,000	4,84,59,600	1,21,000	42,30,600
25	1002	10	3 BHK	1051	0	1051	1156	35000	3,67,85,000	3,97,27,800	99,500	34,68,300
26	1003	10	3 BHK	1140	92	1232	1355	35000	4,31,20,000	4,65,69,600	1,16,500	40,65,600
27	1101	11	3 BHK	1223	59	1282	1410	35000	4,48,70,000	4,84,59,600	1,21,000	42,30,600
28	1102	11	3 BHK	1051	0	1051	1156					34,68,300
29	1103	11	3 BHK	1140	92	1232	1355	35000	4,31,20,000	4,65,69,600	1,16,500	40,65,600
30	1201	12	3 BHK	1223	59	1282	1410	35000	4,48,70,000	4,84,59,600	1,21,000	42,30,600
31	1202	12	3 BHK	1051	0	1051	1156					34,68,300
32	1203	12	3 BHK	1140	92	1232	1355	35000	4,31,20,000	4,65,69,600	1,16,500	40,65,600
33	1301	13	3 BHK	1223	59	1282	1410	35000	4,48,70,000	4,84,59,600	1,21,000	42,30,600
34	1302	13	3 BHK	1051	0	1051	1156					34,68,300
35	1303	13	3 BHK	1140	92	1232	1355	35000	4,31,20,000	4,65,69,600	1,16,500	40,65,600
36	1401	14	3 BHK	1222	59	1281	1409	35000	4,48,35,000	4,84,21,800	1,21,000	42,27,300
37	1403	14	3 BHK	1140	92	1232	1355	35000	4,31,20,000	4,65,69,600	1,16,500	40,65,600
38	1501	15	3 BHK	1223	59	1282	1410	35000	4,48,70,000	4,84,59,600	1,21,000	42,30,600
39	1502	15	3 BHK	1051	0	1051	1156					34,68,300
40	1503	15	3 BHK	1140	92	1232	1355	35000	4,31,20,000	4,65,69,600	1,16,500	40,65,600
41	1601	16	3 BHK	1223	59	1282	1410	35000	4,48,70,000	4,84,59,600	1,21,000	42,30,600
42	1602	16	3 BHK	1051	0	1051	1156					34,68,300
43	1603	16	3 BHK	1140	92	1232	1355	35000	4,31,20,000	4,65,69,600	1,16,500	40,65,600
44	1701	17	3 BHK	1223	59	1282	1410	35000	4,48,70,000	4,84,59,600	1,21,000	42,30,600
45	1702	17	3 BHK	1124	76	1200	1320					39,60,000
46	1703	17	3 BHK	1140	92	1232	1355	35000	4,31,20,000	4,65,69,600	1,16,500	40,65,600
47	1801	18	3 BHK	1223	59	1282	1410	35000	4,48,70,000	4,84,59,600	1,21,000	42,30,600
48	1802	18	3 BHK	1124	76	1200	1320					39,60,000
49	1803	18	3 BHK	1140	92	1232	1355	35000	4,31,20,000	4,65,69,600	1,16,500	40,65,600
Total				55009	2069	57078	62786		99,83,40,000	1,07,82,07,200		18,83,57,400

**8. Building No. 2, Tower No. 8:**

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq.Ft	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. ft.	Balcony Area in Sq.ft.							
1	103	1	3 BHK	1005	0	1005	1106		Land Owner's Share			33,16,500
2	201	2	3 BHK	1238	54	1292	1421	35000	4,52,20,000	4,88,37,600	1,22,000	42,63,600
3	202	2	2 BHK	654	0	654	719		Land Owner's Share			21,58,200
4	203	2	3 BHK	1012	0	1012	1113		Land Owner's Share			33,39,600
5	204	2	3 BHK	1006	0	1006	1107		Land Owner's Share			33,19,800
6	301	3	3 BHK	1238	54	1292	1421	35000	4,52,20,000	4,88,37,600	1,22,000	42,63,600
7	302	3	2 BHK	654	0	654	719		Land Owner's Share			21,58,200
8	303	3	3 BHK	1012	0	1012	1113		Land Owner's Share			33,39,600
9	304	3	3 BHK	1006	0	1006	1107		Land Owner's Share			33,19,800
10	401	4	3 BHK	1238	54	1292	1421	35000	4,52,20,000	4,88,37,600	1,22,000	42,63,600
11	402	4	2 BHK	654	0	654	719		Land Owner's Share			21,58,200
12	403	4	3 BHK	1012	0	1012	1113		Land Owner's Share			33,39,600
13	404	4	3 BHK	1006	0	1006	1107		Land Owner's Share			33,19,800
14	501	5	3 BHK	1238	54	1292	1421	35000	4,52,20,000	4,88,37,600	1,22,000	42,63,600
15	502	5	2 BHK	654	0	654	719		Land Owner's Share			21,58,200
16	503	5	3 BHK	1012	0	1012	1113		Land Owner's Share			33,39,600
17	504	5	3 BHK	1006	0	1006	1107		Land Owner's Share			33,19,800
18	601	6	3 BHK	1238	54	1292	1421	35000	4,52,20,000	4,88,37,600	1,22,000	42,63,600
19	602	6	2 BHK	654	0	654	719		Land Owner's Share			21,58,200
20	603	6	3 BHK	1012	0	1012	1113		Land Owner's Share			33,39,600
21	604	6	3 BHK	1006	0	1006	1107		Land Owner's Share			33,19,800
22	701	7	3 BHK	1238	54	1292	1421	35000	4,52,20,000	4,88,37,600	1,22,000	42,63,600
23	702	7	2 BHK	752	0	752	827		Land Owner's Share			24,81,600
24	703	7	3 BHK	1012	0	1012	1113		Land Owner's Share			33,39,600
25	704	7	3 BHK	1006	0	1006	1107		Land Owner's Share			33,19,800
26	801	8	3 BHK	1238	54	1292	1421	35000	4,52,20,000	4,88,37,600	1,22,000	42,63,600
27	802	8	2 BHK	752	0	752	827		Land Owner's Share			24,81,600
28	803	8	3 BHK	1012	0	1012	1113		Land Owner's Share			33,39,600
29	804	8	3 BHK	1006	0	1006	1107		Land Owner's Share			33,19,800
30	901	9	3 BHK	1238	54	1292	1421	35000	4,52,20,000	4,88,37,600	1,22,000	42,63,600
31	902	9	2 BHK	752	0	752	827		Land Owner's Share			24,81,600
32	903	9	3 BHK	1013	0	1013	1114		Land Owner's Share			33,42,900
33	904	9	3 BHK	1148	44	1192	1311		Land Owner's Share			39,33,600
34	1001	10	3 BHK	1238	54	1292	1421	35000	4,52,20,000	4,88,37,600	1,22,000	42,63,600
35	1002	10	2 BHK	752	0	752	827		Land Owner's Share			24,81,600
36	1003	10	3 BHK	1018	44	1062	1168		Land Owner's Share			35,04,600
37	1004	10	3 BHK	1148	44	1192	1311		Land Owner's Share			39,33,600

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq.Ft	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. ft.	Balcony Area in Sq.ft.							
38	1101	11	3 BHK	1238	54	1292	1421	35000	4,52,20,000	4,88,37,600	1,22,000	42,63,600
39	1102	11	2 BHK	752	0	752	827		Land Owner's Share			24,81,600
40	1103	11	3 BHK	1018	44	1062	1168	35000	3,71,70,000	4,01,43,600	1,00,500	35,04,600
41	1104	11	3 BHK	1148	44	1192	1311		Land Owner's Share			39,33,600
42	1201	12	3 BHK	1238	54	1292	1421	35000	4,52,20,000	4,88,37,600	1,22,000	42,63,600
43	1202	12	2 BHK	752	0	752	827		Land Owner's Share			24,81,600
44	1203	12	3 BHK	1018	44	1062	1168	35000	3,71,70,000	4,01,43,600	1,00,500	35,04,600
45	1204	12	3 BHK	1148	44	1192	1311		Land Owner's Share			39,33,600
46	1301	13	3 BHK	1238	54	1292	1421	35000	4,52,20,000	4,88,37,600	1,22,000	42,63,600
47	1302	13	2.5 BHK	859	0	859	945		Land Owner's Share			28,34,700
48	1303	13	3 BHK	1018	44	1062	1168	35000	3,71,70,000	4,01,43,600	1,00,500	35,04,600
49	1304	13	3 BHK	1148	44	1192	1311	35000	4,17,20,000	4,50,57,600	1,12,500	39,33,600
50	1401	14	3 BHK	1238	54	1292	1421	35000	4,52,20,000	4,88,37,600	1,22,000	42,63,600
51	1402	14	2.5 BHK	859	0	859	945		Land Owner's Share			28,34,700
52	1403	14	3 BHK	1018	44	1062	1168	35000	3,71,70,000	4,01,43,600	1,00,500	35,04,600
53	1404	14	3 BHK	1148	44	1192	1311	35000	4,17,20,000	4,50,57,600	1,12,500	39,33,600
54	1501	15	3 BHK	1238	54	1292	1421	35000	4,52,20,000	4,88,37,600	1,22,000	42,63,600
55	1502	15	2.5 BHK	859	0	859	945		Land Owner's Share			28,34,700
56	1503	15	3 BHK	1018	44	1062	1168	35000	3,71,70,000	4,01,43,600	1,00,500	35,04,600
57	1504	15	3 BHK	1148	44	1192	1311	35000	4,17,20,000	4,50,57,600	1,12,500	39,33,600
58	1601	16	3 BHK	1238	54	1292	1421	35000	4,52,20,000	4,88,37,600	1,22,000	42,63,600
59	1602	16	2.5 BHK	859	0	859	945		Land Owner's Share			28,34,700
60	1603	16	3 BHK	1018	44	1062	1168	35000	3,71,70,000	4,01,43,600	1,00,500	35,04,600
61	1604	16	3 BHK	1148	44	1192	1311	35000	4,17,20,000	4,50,57,600	1,12,500	39,33,600
62	1701	17	3 BHK	1238	54	1292	1421	35000	4,52,20,000	4,88,37,600	1,22,000	42,63,600
63	1702	17	2.5 BHK	859	0	859	945		Land Owner's Share			28,34,700
64	1703	17	3 BHK	1018	44	1062	1168	35000	3,71,70,000	4,01,43,600	1,00,500	35,04,600
65	1704	17	3 BHK	1148	44	1192	1311	35000	4,17,20,000	4,50,57,600	1,12,500	39,33,600
66	1801	18	3 BHK	1238	54	1292	1421	35000	4,52,20,000	4,88,37,600	1,22,000	42,63,600
67	1802	18	2.5 BHK	859	0	859	945		Land Owner's Share			28,34,700
68	1803	18	3 BHK	1018	44	1062	1168	35000	3,71,70,000	4,01,43,600	1,00,500	35,04,600
69	1804	18	3 BHK	1148	44	1192	1311	35000	4,17,20,000	4,50,57,600	1,12,500	39,33,600
Total				70768	1754	72522	79774		1,31,64,20,000	1,42,17,33,600		23,93,22,600

**9. Building No. 2, Tower No. 9:**

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq.Ft	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. ft.	Balcony Area in Sq.ft.							
1	101	1	3 BHK	1012	0	1012	1113					33,39,600
2	201	2	4 BHK	1514	0	1514	1665					49,96,200
3	202	2	3 BHK	1005	0	1005	1106					33,16,500
4	203	2	2.5 BHK	778	0	778	856					25,67,400
5	301	3	4 BHK	1514	0	1514	1665					49,96,200
6	302	3	3 BHK	1005	0	1005	1106					33,16,500
7	303	3	2.5 BHK	778	0	778	856					25,67,400
8	401	4	4 BHK	1597	99	1696	1866					55,96,800
9	402	4	3 BHK	1005	0	1005	1106					33,16,500
10	403	4	2.5 BHK	778	0	778	856					25,67,400
11	501	5	4 BHK	1597	99	1696	1866	35000	5,93,60,000	6,41,08,800	1,60,500	55,96,800
12	502	5	3 BHK	1005	0	1005	1106	35000	3,51,75,000	3,79,89,000	95,000	33,16,500
13	503	5	2.5 BHK	778	0	778	856					25,67,400
14	601	6	4 BHK	1597	99	1696	1866	35000	5,93,60,000	6,41,08,800	1,60,500	55,96,800
15	602	6	3 BHK	1006	0	1006	1107					33,19,800
16	603	6	2.5 BHK	858	0	858	944					28,31,400
17	701	7	4 BHK	1645	99	1744	1918					57,55,200
18	703	7	2.5 BHK	857	0	857	943					28,28,100
19	801	8	4 BHK	1597	99	1696	1866	35000	5,93,60,000	6,41,08,800	1,60,500	55,96,800
20	802	8	3 BHK	1006	0	1006	1107					33,19,800
21	803	8	2.5 BHK	858	0	858	944					28,31,400
22	901	9	4 BHK	1597	99	1696	1866					55,96,800
23	902	9	3 BHK	1006	0	1006	1107					33,19,800
24	903	9	2.5 BHK	858	0	858	944					28,31,400
25	1001	10	4 BHK	1597	99	1696	1866	35000	5,93,60,000	6,41,08,800	1,60,500	55,96,800
26	1002	10	3 BHK	1006	0	1006	1107					33,19,800
27	1003	10	2.5 BHK	858	0	858	944					28,31,400
28	1101	11	4 BHK	1597	99	1696	1866	35000	5,93,60,000	6,41,08,800	1,60,500	55,96,800
29	1102	11	3 BHK	1006	0	1006	1107					33,19,800
30	1103	11	2.5 BHK	858	0	858	944					28,31,400
31	1201	12	4 BHK	1597	99	1696	1866	35000	5,93,60,000	6,41,08,800	1,60,500	55,96,800
32	1202	12	3 BHK	1006	0	1006	1107					33,19,800
33	1203	12	2.5 BHK	858	0	858	944					28,31,400
34	1301	13	4 BHK	1597	99	1696	1866	35000	5,93,60,000	6,41,08,800	1,60,500	55,96,800
35	1302	13	3 BHK	1106	0	1106	1217					36,49,800
36	1303	13	2.5 BHK	858	0	858	944	35000	3,00,30,000	3,24,32,400	81,000	28,31,400
37	1401	14	5 BHK	1597	99	1696	1866	35000	5,93,60,000	6,41,08,800	1,60,500	55,96,800
38	1403	14	2.5 BHK	858	0	858	944					28,31,400

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq.Ft	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. ft.	Balcony Area in Sq.ft.							
39	1501	15	4 BHK	1597	99	1696	1866	35000	5,93,60,000	6,41,08,800	1,60,500	55,96,800
40	1502	15	3 BHK	1106	0	1106	1217	35000	3,87,10,000	4,18,06,800	1,04,500	36,49,800
41	1503	15	2.5 BHK	858	0	858	944	35000	3,00,30,000	3,24,32,400	81,000	28,31,400
42	1601	16	4 BHK	1597	99	1696	1866	35000	5,93,60,000	6,41,08,800	1,60,500	55,96,800
43	1602	16	3 BHK	1106	0	1106	1217	35000	3,87,10,000	4,18,06,800	1,04,500	36,49,800
44	1603	16	2.5 BHK	858	0	858	944	35000	3,00,30,000	3,24,32,400	81,000	28,31,400
45	1701	17	4 BHK	1597	99	1696	1866	35000	5,93,60,000	6,41,08,800	1,60,500	55,96,800
46	1702	17	3 BHK	1106	0	1106	1217	35000	3,87,10,000	4,18,06,800	1,04,500	36,49,800
47	1703	17	2.5 BHK	858	0	858	944	35000	3,00,30,000	3,24,32,400	81,000	28,31,400
48	1801	18	4 BHK	1597	99	1696	1866	35000	5,93,60,000	6,41,08,800	1,60,500	55,96,800
49	1802	18	3 BHK	1106	0	1106	1217	35000	3,87,10,000	4,18,06,800	1,04,500	36,49,800
50	1803	18	2.5 BHK	858	0	858	944	35000	3,00,30,000	3,24,32,400	81,000	28,31,400
Total				57894	1485	59379	65317		1,05,24,85,000	1,13,66,83,800		19,59,50,700

**10. Building No. 2, Tower No. 10:**

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq.Ft	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. ft.	Balcony Area in Sq.ft.							
1	201	2	3 BHK	1260	89	1349	1484					44,51,700
2	202	2	3 BHK	1264	89	1353	1488					44,64,900
3	301	3	3 BHK	1260	89	1349	1484					44,51,700
4	302	3	3 BHK	1264	89	1353	1488	35000	4,73,55,000	5,11,43,400	1,06,500	44,64,900
5	401	4	3 BHK	1260	89	1349	1484					44,51,700
6	402	4	3 BHK	1264	89	1353	1488					44,64,900
7	501	5	3 BHK	1260	89	1349	1484					44,51,700
8	502	5	3 BHK	1264	89	1353	1488					44,64,900
9	601	6	3 BHK	1260	89	1349	1484					44,51,700
10	602	6	3 BHK	1264	89	1353	1488					44,64,900
11	701	7	3 BHK	1260	89	1349	1484					44,51,700
12	702	4	3 BHK	1264	89	1353	1488					44,64,900
13	801	8	3 BHK	1260	89	1349	1484	35000	4,72,15,000	5,09,92,200	1,06,000	44,51,700
14	802	8	3 BHK	1264	89	1353	1488	35000	4,73,55,000	5,11,43,400	1,06,500	44,64,900
15	901	9	3 BHK	1260	118	1378	1516					45,47,400
16	902	9	3 BHK	1264	118	1382	1520					45,60,600
17	1001	10	3 BHK	1260	118	1378	1516	35000	4,82,30,000	5,20,88,400	1,08,500	45,47,400
18	1002	10	3 BHK	1264	118	1382	1520	35000	4,83,70,000	5,22,39,600	1,09,000	45,60,600
19	1101	11	3 BHK	1260	118	1378	1516	35000	4,82,30,000	5,20,88,400	1,08,500	45,47,400
20	1102	11	3 BHK	1264	118	1382	1520	35000	4,83,70,000	5,22,39,600	1,09,000	45,60,600

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq.Ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. ft.	Balcony Area in Sq.ft.							
21	1201	12	3 BHK	1260	118	1378	1516	35000	4,82,30,000	5,20,88,400	1,08,500	45,47,400
22	1202	12	3 BHK	1264	118	1382	1520	35000	4,83,70,000	5,22,39,600	1,09,000	45,60,600
23	1301	13	3 BHK	1260	118	1378	1516	35000	4,82,30,000	5,20,88,400	1,08,500	45,47,400
24	1302	13	3 BHK	1264	118	1382	1520	35000	4,83,70,000	5,22,39,600	1,09,000	45,60,600
25	1401	14	3 BHK	1260	118	1378	1516	35000	4,82,30,000	5,20,88,400	1,08,500	45,47,400
26	1402	14	3 BHK	1264	118	1382	1520	35000	4,83,70,000	5,22,39,600	1,09,000	45,60,600
27	1501	15	3 BHK	1260	118	1378	1516	35000	4,82,30,000	5,20,88,400	1,08,500	45,47,400
28	1502	15	3 BHK	1264	118	1382	1520	35000	4,83,70,000	5,22,39,600	1,09,000	45,60,600
29	1601	16	3 BHK	1260	118	1378	1516	35000	4,82,30,000	5,20,88,400	1,08,500	45,47,400
30	1602	16	3 BHK	1264	118	1382	1520	35000	4,83,70,000	5,22,39,600	1,09,000	45,60,600
31	1701	17	3 BHK	1260	118	1378	1516	35000	4,82,30,000	5,20,88,400	1,08,500	45,47,400
32	1702	17	3 BHK	1264	118	1382	1520	35000	4,83,70,000	5,22,39,600	1,09,000	45,60,600
33	1801	18	5 BHK	2532	239	2771	3048	35000	9,69,85,000	10,47,43,800	2,18,000	91,44,300
Total				42916	3609	46525	51178		1,01,17,10,000	1,09,26,46,800		15,35,32,500

**11. Building No. 2, Tower No. 11:**

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq.Ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. ft.	Balcony Area in Sq.ft.							
1	201	2	3 BHK	1003	0	1003	1103	35000	3,51,05,000	3,79,13,400	95,000	33,09,900
2	202	2	3 BHK	1006	0	1006	1107	35000	3,52,10,000	3,73,22,600	78,000	33,19,800
3	203	2	4 BHK	1708	169	1877	2065	35000	6,56,95,000	6,96,36,700	1,45,000	61,94,100
4	301	3	3 BHK	1008	47	1055	1161					34,81,500
5	302	3	3 BHK	1011	47	1058	1164					34,91,400
6	303	3	4 BHK	1708	62	1770	1947	35000	6,19,50,000	6,56,67,000	1,37,000	58,41,000
7	401	4	3 BHK	1008	47	1055	1161					34,81,500
8	402	4	3 BHK	1011	47	1058	1164					34,91,400
9	403	4	4 BHK	1708	62	1770	1947	35000	6,19,50,000	6,56,67,000	1,37,000	58,41,000
10	501	5	3 BHK	1008	47	1055	1161					34,81,500
11	502	5	3 BHK	1011	47	1058	1164					34,91,400
12	503	5	4 BHK	1708	169	1877	2065	35000	6,56,95,000	6,96,36,700	1,45,000	61,94,100
13	601	6	3 BHK	1008	47	1055	1161					34,81,500
14	602	6	3 BHK	1011	47	1058	1164					34,91,400
15	603	6	4 BHK	1708	169	1877	2065	35000	6,56,95,000	6,96,36,700	1,45,000	61,94,100
16	701	7	3 BHK	1008	47	1055	1161					34,81,500
17	702	7	3 BHK	1011	47	1058	1164					34,91,400
18	703	7	4 BHK	1708	169	1877	2065	35000	6,56,95,000	6,96,36,700	1,45,000	61,94,100
19	801	8	3 BHK	1008	47	1055	1161					34,81,500

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq.Ft	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹	
				RERA Carpet Area in Sq. ft.	Balcony Area in Sq.ft.								
20	802	8	3 BHK	1011	47	1058	1164	35000	3,70,30,000	3,92,51,800	82,000	34,91,400	
21	803	8	4 BHK	1708	169	1877	2065	35000	6,56,95,000	6,96,36,700	1,45,000	61,94,100	
22	901	9	3 BHK	1008	47	1055	1161	Land Owner's Share					34,81,500
23	902	9	3 BHK	1011	47	1058	1164						34,91,400
24	903	9	4 BHK	1708	169	1877	2065	35000	6,56,95,000	6,96,36,700	1,45,000	61,94,100	
25	1001	10	3 BHK	1008	47	1055	1161	Land Owner's Share					34,81,500
26	1002	10	3 BHK	1011	47	1058	1164						34,91,400
27	1003	10	4 BHK	1708	169	1877	2065	35000	6,56,95,000	6,96,36,700	1,45,000	61,94,100	
28	1101	11	3 BHK	1128	101	1229	1352	Land Owner's Share					40,55,700
29	1102	11	3 BHK	1056	47	1103	1213						36,39,900
30	1103	11	4 BHK	1708	169	1877	2065	35000	6,56,95,000	6,96,36,700	1,45,000	61,94,100	
31	1201	12	3 BHK	1128	101	1229	1352	Land Owner's Share					40,55,700
32	1202	12	3 BHK	1056	47	1103	1213						36,39,900
33	1203	12	4 BHK	1708	169	1877	2065	35000	6,56,95,000	6,96,36,700	1,45,000	61,94,100	
34	1301	13	3 BHK	1128	101	1229	1352	Land Owner's Share					40,55,700
35	1302	13	3 BHK	1056	47	1103	1213						36,39,900
36	1303	13	4 BHK	1708	169	1877	2065	35000	6,56,95,000	6,96,36,700	1,45,000	61,94,100	
37	1401	14	3 BHK	1194	119	1313	1444	Land Owner's Share					43,32,900
38	1402	14	3 BHK	1121	65	1186	1305						35000
39	1403	14	4 BHK	1708	169	1877	2065	35000	6,56,95,000	6,96,36,700	1,45,000	61,94,100	
40	1501	15	3 BHK	1194	119	1313	1444	Land Owner's Share					43,32,900
41	1502	15	3 BHK	1121	65	1186	1305						35000
42	1503	15	4 BHK	1708	169	1877	2065	35000	6,56,95,000	6,96,36,700	1,45,000	61,94,100	
43	1601	16	3 BHK	1194	119	1313	1444	35000	4,59,55,000	4,87,12,300	1,01,500	43,32,900	
44	1602	16	3 BHK	1121	65	1186	1305	35000	4,15,10,000	4,40,00,600	91,500	39,13,800	
45	1603	16	4 BHK	1708	169	1877	2065	35000	6,56,95,000	6,96,36,700	1,45,000	61,94,100	
46	1701	17	3 BHK	1194	119	1313	1444	35000	4,59,55,000	4,87,12,300	1,01,500	43,32,900	
47	1702	17	3 BHK	1121	65	1186	1305	35000	4,15,10,000	4,40,00,600	91,500	39,13,800	
48	1703	17	4 BHK	1708	169	1877	2065	35000	6,56,95,000	6,96,36,700	1,45,000	61,94,100	
49	1801	18	3 BHK	1194	119	1313	1444	Land Owner's Share					43,32,900
50	1802	18	3 BHK	1121	65	1186	1305						35000
51	1803	18	4 BHK	1708	169	1877	2065	35000	6,56,95,000	6,96,36,700	1,45,000	61,94,100	
<b>Total</b>				<b>65324</b>	<b>4775</b>	<b>70099</b>	<b>77109</b>		<b>1,51,61,30,000</b>	<b>1,60,77,99,900</b>		<b>23,13,26,700</b>	



**Summary of the Project:**

Particulars	Building / Tower No.	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
Sale Flat	1 / 1	4 BHK - 10 5 BHK - 01 6 BHK - 01	12	63421	69763	2,21,97,35,000.00	2,39,73,13,800.00
Sale Flat	2 / 2	2.5 BHK - 01 3 BHK - 15	16	20270	22297	70,94,50,000.00	76,62,06,000.00
Land Owner's Share		2 BHK - 09 2.5 BHK - 25 3 BHK - 02	36	29755	32731	-	-
<b>Total (Tower 2)</b>			<b>52</b>	<b>50025</b>	<b>55028</b>	<b>70,94,50,000.00</b>	<b>76,62,06,000.00</b>
Sale Flat	2 / 3	3 BHK - 15 4 BHK - 15	30	51075	51449	1,78,76,25,000.00	1,93,06,35,000.00
Land Owner's Share		2 BHK - 02	02	3974	3978	-	-
<b>Total (Tower 3)</b>			<b>32</b>	<b>55049</b>	<b>55427</b>	<b>1,78,76,25,000.00</b>	<b>1,93,06,35,000.00</b>
Sale Flat	2 / 4	3 BHK - 07 4 BHK - 16	23	38333	42166	1,34,16,55,000.00	1,44,89,87,400.00
Land Owner's Share		3 BHK - 29	29	36370	40007	-	-
<b>Total (Tower 4)</b>			<b>52</b>	<b>74703</b>	<b>82173</b>	<b>1,34,16,55,000.00</b>	<b>1,44,89,87,400.00</b>
Sale Flat	2 / 5	4 BHK - 27	27	53161	58477	1,86,06,35,000.00	2,00,94,85,800.00
Land Owner's Share		4 BHK - 05	5	9750	10725	-	-
<b>Total (Tower 5)</b>			<b>32</b>	<b>62911</b>	<b>69202</b>	<b>1,86,06,35,000.00</b>	<b>2,00,94,85,800.00</b>
Sale Flat	2 / 6	3 BHK - 13 4 BHK - 01	14	19264	21190	67,42,40,000.00	72,81,79,200.00
Land Owner's Share		3 BHK - 12 4 BHK - 08	20	28746	31621	-	-
<b>Total (Tower 6)</b>			<b>34</b>	<b>48010</b>	<b>52811</b>	<b>67,42,40,000.00</b>	<b>72,81,79,200.00</b>
Sale Flat	2 / 7	3 BHK - 23	23	28524	31376	99,83,40,000.00	1,07,82,07,200.00
Land Owner's Share		3 BHK - 26	26	28554	31409	-	-
<b>Total (Tower 7)</b>			<b>49</b>	<b>57078</b>	<b>62785</b>	<b>99,83,40,000.00</b>	<b>1,07,82,07,200.00</b>
Sale Flat	2 / 8	3 BHK - 31	31	37612	41373	1,31,64,20,000.00	1,42,17,33,600.00
Land Owner's Share		2 BHK - 11 2.5 BHK - 06 3 BHK - 21	38	34910	38401	-	-
<b>Total (Tower 8)</b>			<b>69</b>	<b>72522</b>	<b>79774</b>	<b>1,31,64,20,000.00</b>	<b>1,42,17,33,600.00</b>

Particulars	Building / Tower No.	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
Sale Flat	2 / 9	2.5 BHK - 05	22	30071	33078	1,05,24,85,000	1,13,66,83,800
		3 BHK - 05					
		4 BHK - 11					
		5 BHK - 01					
Land Owner's Share	2 / 9	2.5 BHK - 12	28	29308	32239	-	-
		3 BHK - 11					
		4 BHK - 05					
<b>Total (Tower 9)</b>			<b>50</b>	<b>59379</b>	<b>65317</b>	<b>1,05,24,85,000</b>	<b>1,13,66,83,800</b>
Sale Flat	2 / 10	3 BHK - 19	20	28906	31797	1,01,17,10,000.00	1,09,26,46,800.00
		5 BHK - 01					
Land Owner's Share	2 / 10	3 BHK - 13	13	17619	19381	-	-
<b>Total (Tower 10)</b>			<b>33</b>	<b>46525</b>	<b>51178</b>	<b>1,01,17,10,000.00</b>	<b>1,09,26,46,800.00</b>
Sale Flat	2 / 11	3 BHK - 10	27	43318	47650	1,51,61,30,000.00	1,60,77,99,900.00
		4 BHK - 17					
Land Owner's Share	2 / 11	3 BHK - 24	24	26781	29459	-	-
<b>Total (Tower 11)</b>			<b>51</b>	<b>70099</b>	<b>77109</b>	<b>1,51,61,30,000.00</b>	<b>1,60,77,99,900.00</b>
<b>Total ( Tower 1 to 11)</b>			<b>466</b>	<b>659722</b>	<b>720567</b>	<b>14,48,84,25,000.00</b>	<b>15,61,78,78,500.00</b>
Refuge Floor – 7 <sup>th</sup> & 14 <sup>th</sup> Floors – Flat No. 2 (Tower 3)							
Refuge Floor – 7 <sup>th</sup> & 14 <sup>th</sup> Floors – Flat No. 2 (Tower 5 & 7)							

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	14,48,84,25,000.00
Final Realizable Value After Completion in ₹	15,61,78,78,500.00
Cost of Construction (Total Built up area x Rate) 720567 Sq. Ft. x ₹ 3000.00	2,16,17,01,300.00

Part - C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work not yet started
2. Ornamental front door	
3. Sit out / Verandah with steel grills	
4. Overhead water tank	
5. Extra steel / collapsible gates	
Total	

Part – D (Amenities)	:	Amount in ₹
1. Wardrobes	:	N.A. Building Construction work not yet started
2. Glazed tiles	:	
3. Extra sinks and bath tub	:	
4. Marble / ceramic tiles flooring	:	
5. Interior decorations	:	
6. Architectural elevation works	:	
7. Paneling works	:	
8. Aluminum works	:	
9. Aluminum hand rails	:	
10. False ceiling	:	
Total	:	

Part – E (Miscellaneous)	:	Amount in ₹
1. Separate toilet room	:	N.A. Building Construction work not yet started
2. Separate lumber room	:	
3. Separate water tank / sump	:	
4. Trees, gardening	:	
Total	:	

Part – F (Services)	:	Amount in ₹
1. Water supply arrangements	:	N.A. Building Construction work not yet started
2. Drainage arrangements	:	
3. Compound wall	:	
4. C.B. deposits, fittings etc.	:	
5. Pavement	:	
Total	:	

**Total abstract of the entire property**

Part – A	Land	:	<b>As per table attached to the report</b>
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		:	<b>₹ 14,48,84,25,000.00</b>
<b>Final Realizable Value After Completion in ₹</b>		:	<b>₹ 15,61,78,78,500.00</b>

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a

residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation .The Price for similar type of property in the nearby vicinity is in the range of ₹ 30,000.00 to ₹ 38,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions , demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 35,000.00 per Sq. Ft. on Carpet Area for valuation.



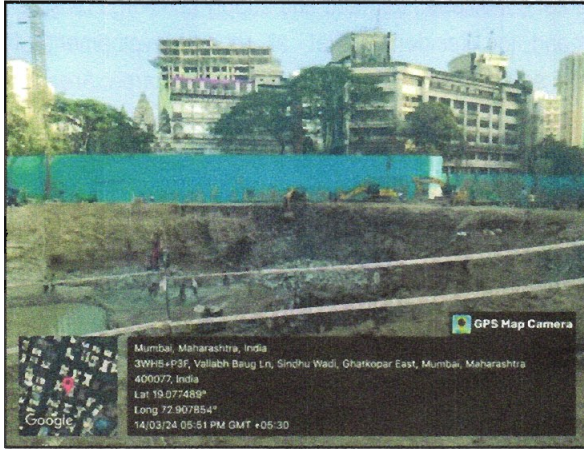
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## Actual Site Photographs



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## Actual Site Photographs



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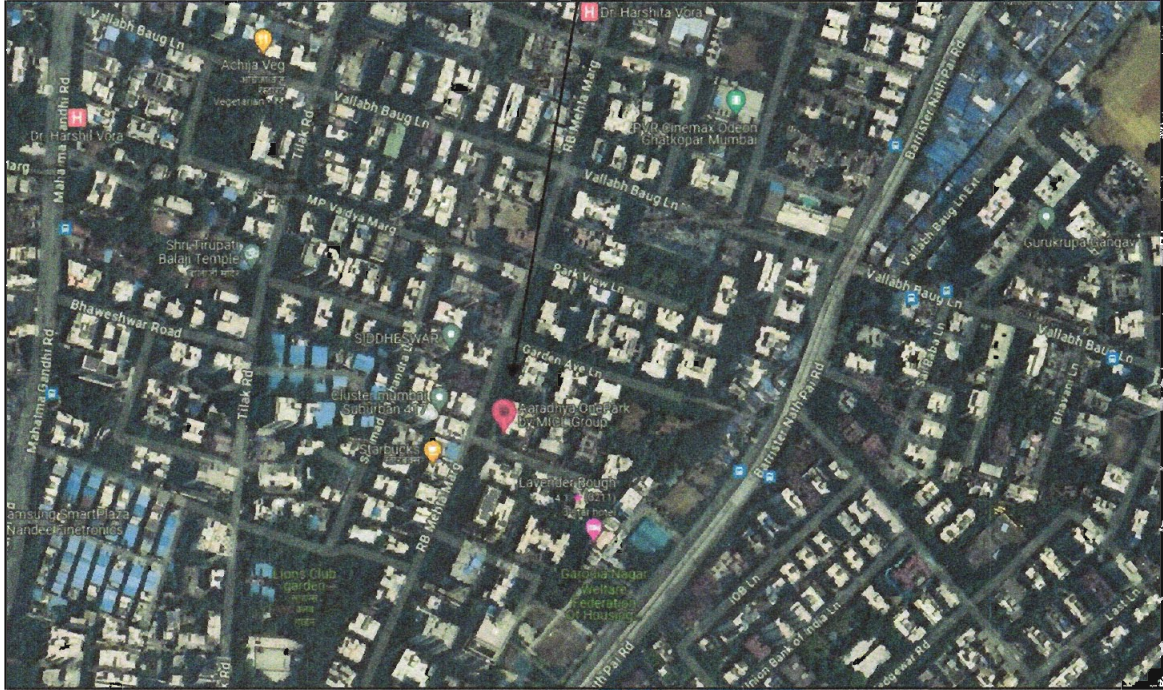
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## Route Map of the property

Site u/r



**Latitude Longitude: 19°04'38.05"N 72°54'28.52"E**

**Note:** The Blue line shows the route to site from nearest Metro / Railway station (Ghatkopar – 950 Mtr.)




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 बाजारमूल्य दर पत्रक

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**Year** 2024/2025 **Language** English


**Selected District** मुंबई(उपनगर)

**Select Village** घाटकोपर - किरोळ - कुर्ली

**Search By**  Survey No  Location

**Enter Survey No** 353

उपविभाग	भूमी जमीन	निवासी सदनिका	औद्योगिक	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
103/493-भुभाग: रेल्वेच्या पूर्वेकडील पंतनगरचा रेल्वेस समांतर गाव हद्दी पर्यंत भाग ( शोन क्र. 103/492 वा भूभाग वगळून ) T.P.S.Ghatkopamo.3	72550	154370	177530	192960	154370	चौरस मीटर	अंतीम प्लॉट नंबर
103/494-भुभाग: 27.45 मी. रेल्व्याचे पूर्व व दक्षिणेकडील गावाचा संपूर्ण भूभाग.	61660	135380	155680	188800	135380	चौरस मीटर	अंतीम प्लॉट नंबर


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**Select Village** घाटकोपर - किरोळ - कुर्ली

**Search By**  Survey No  Location

Select	उपविभाग	भूमी जमीन	निवासी सदनिका	औद्योगिक	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	103/491-दक्षिणेस किरोळ गावाची हद्द, पूर्वेस महाराष्ट्र रांची मार्ग, दक्षिणेस किरोळ गावाची हद्द व उत्तरेस मध्य रेल्वे कामगरील भूभाग.	66070	149000	171350	191300	149000	चौरस मीटर
SurveyNo	103/482-भूभाग: रेल्वेच्या पूर्वेकडील पंतनगरचा भाग (शोन क्रमांक 103/493 वा भूभाग वगळून) नकाशास दर्शविल्याप्रमाणे.	62300	133620	153660	197200	133620	चौरस मीटर
SurveyNo	103/493-भूभाग: रेल्वेच्या पूर्वेकडील पंतनगरचा रेल्वेस समांतर गाव हद्दी पर्यंत भाग ( शोन क्र. 103/492 वा भूभाग वगळून ) T.P.S.Ghatkopamo.1	72550	154370	177530	192960	154370	चौरस मीटर
SurveyNo	103/493-भूभाग: रेल्वेच्या पूर्वेकडील पंतनगरचा रेल्वेस समांतर गाव हद्दी पर्यंत भाग ( शोन क्र. 103/492 वा भूभाग वगळून ) T.P.S.Ghatkopamo.3	72550	154370	177530	192960	154370	चौरस मीटर
SurveyNo	103/493-भूभाग: रेल्वेच्या पूर्वेकडील पंतनगरचा रेल्वेस समांतर गाव हद्दी पर्यंत भाग ( शोन क्र. 103/492 वा भूभाग वगळून) नकाशास दर्शविल्याप्रमाणे.	72550	154370	177530	192960	154370	चौरस मीटर

1 2 3

**Survey Number** 309, 309, 310, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323A, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 351A, 351, 353A, 355, 356, 353/1A, 353/1B, 353/2B, 353/2A, 353/3, 353/4A, 353/4B, 353/5, 353/6, 353/7, 353/8, 353/9, 353/10, 353/11, 353/12, 353/13, 353/14, 353/15, 353/16, 353/17, 353/18, 353/19, 353/20, 353/21, 353/22, 353/23, 353/24, 353/25, 353/26, 353/27, 353/28, 353/29, 353/30, 353/31, 353/32, 353/33, 353/34, 353/35, 353/36, 353/37, 353/38, 353/39, 353/40, 353/41, 353/42, 353/43, T.P.S.Ghat No.III



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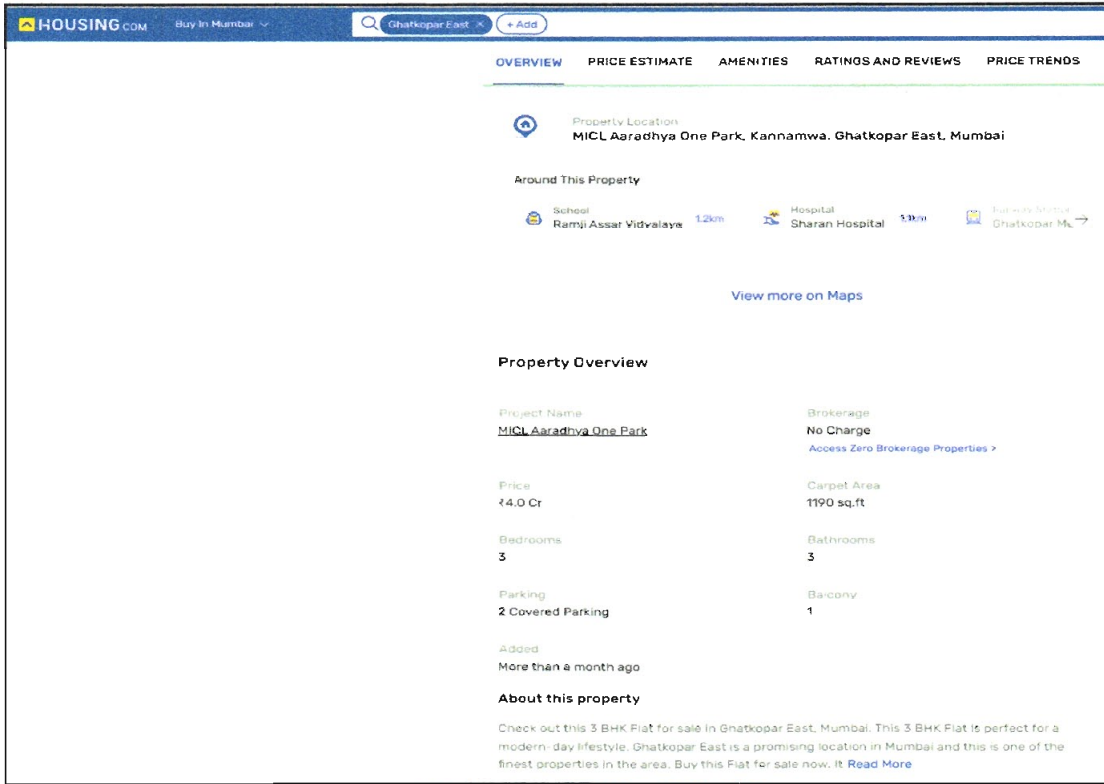
**Sales Instance**

8377369	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. कुर्ला 1
02-05-2024		दस्त क्रमांक : 8377/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
<b>गावाचे नाव : घाटकोपर</b>		
(1)वित्तखाचा प्रकार	करारनामा	
(2)मोबदला	70000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	39521344.29	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: इ 1602, माळा नं: 16 वा मजला,टॉवर नं. 5(इव्हान), इमारतीचे नाव: आराध्य वनपार्क, ब्लॉक नं: 60 फ्रीट रोड,आर बी मेहता मार्ग, रोड : घाटकोपर पुर्व,मुंबई 400077, इतर माहिती: मौजे घाटकोपर किरोळ,सदनिकेचे क्षेत्रफळ 181.30 चौ. मी. रेरा कारपेट व बाल्कनीचे क्षेत्रफळ 20.64 चौ. मी.,सोबत 4 कार पार्किंग स्पेस(2 नॉर्मल कार पार्किंग व एक टेण्डम पार्किंग दोन कार करिता)( ( Plot Number : ; C.T.S. Number : 5743/5A, 5743/7, 5743/8, 5743/9, 5743/11, 5743/12, 5743/13, 5743/15, 5743/16 and 5743/17, Final Plot Nos. 353/5A, 353/7, 353/8, 353/9, 353/11, 353/12, 353/13, 353/15, 353/16, 353/17 and 353/46, TPS III ; ) )	
(5) क्षेत्रफळ	199.43 चौ.मीटर	
(6)आकारणी किंवा जुळी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-एमआयसीएल क्रिएटर्स प्रॉपर्टी चै ऑफोराइव्ह सिप्रेटरी मुकेश एच भौठ सर्वे मुरळ्यार किर्ती पोलाडिया वय:-62 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: 12 वा मजला , इमारतीचे नाव: कुशाळ कमर्शियल कॉम्प्लेक्स , ब्लॉक नं: बी एम रोड, चेंबूर प्रॉडिम, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400089 पॅन नं:-ABRFM2556P	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-हितैन जेठालाल शाह वय:-51; पत्ता:-प्लॉट नं: सी-1006, माळा नं: .. इमारतीचे नाव: कुकरेजा पॅलेस , ब्लॉक नं: वल्लभ बाग लेन एक्सटेंशन, गरोडिया नगर जवळ, पंत नगर, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400075 पॅन नं:-ABEPS9953K 2): नाव:-कविता हितैन शाह वय:-46; पत्ता:-प्लॉट नं: सी-1006, माळा नं: .. इमारतीचे नाव: कुकरेजा पॅलेस , ब्लॉक नं: वल्लभ बाग लेन एक्सटेंशन, गरोडिया नगर जवळ, पंत नगर, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400075 पॅन नं:-AOKPS9136H	
(9) दस्तऐवज करून दिल्याचा दिनांक	16/04/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	16/04/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	8377/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	4200000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

**Sales Instance**

3376.369 03-04-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. कुर्ला । दस्त क्रमांक : 3376/2024 नोदणी : Regn:63m
<b>गावाचे नाव : घाटकोपर</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	38100000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	29002418.12	
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 1701, माळा नं: 17 वा मजला.टॉवर क्र. 5(इव्हान), इमारतीचे नाव: आराध्य वनपार्क, ब्लॉक नं: 60 फ्रीट रोड,आर बी मेहता मार्ग, रोड : घाटकोपर पुर्व,मुंबई 400077, इतर माहिती: मौजे घाटकोपर किरोळ,सदनिकेचे क्षेत्रफळ 140.61 चौ मीटर रेरा कारपेट व बाल्कनीचे क्षेत्रफळ 9.79 चौ मीटर,सोबत 2 कार पार्किंग स्पेस(एक टेण्डम पार्किंग दोन कार करिता)( ( Plot Number : . ; C.T.S. Number : 5743/5A, 5743/7, 5743/8, 5743/9, 5743/11, 5743/12, 5743/13, 5743/15, 5743/16 and 5743/17, Final Plot Nos. 353/5A, 353/7, 353/8, 353/9, 353/11, 353/12, 353/13, 353/15, 353/16 and 353/17, TPS III ; ) )	
(5) क्षेत्रफळ	154.67 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-एमआयसीएल क्निटर्स एलएलपी चे ऑथोराइज्ड सिग्रेटरी अमित भंसाळी तर्फे मुखत्यार परम पोलाडिया वय:-24 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: 12 वा मजला . इमारतीचे नाव: कृशाल कमर्शियल कॉम्प्लेक्स , ब्लॉक नं: जी एम रोड, चेंबूर पश्चिम, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400089 पॅन नं:-ABRFM2556P	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-स्वेता केतन पारेख वय:-43; पत्ता:-प्लॉट नं: 1/5, माळा नं: ., इमारतीचे नाव: घनश्याम बाग , ब्लॉक नं: कामा लेन, हंसोटी लेन, फातिमा हायस्कूल जवळ, घाटकोपर पश्चिम, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-ALCPP0935C 2): नाव:-केतन प्रमोद पारेख वय:-46; पत्ता:-प्लॉट नं: 1/5, माळा नं: ., इमारतीचे नाव: घनश्याम बाग , ब्लॉक नं: कामा लेन, हंसोटी लेन, फातिमा हायस्कूल जवळ, घाटकोपर पश्चिम, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-ADCPP5866E 3): नाव:-मैत्री केतन पारेख वय:-20; पत्ता:-प्लॉट नं: 1/5, माळा नं: ., इमारतीचे नाव: घनश्याम बाग , ब्लॉक नं: कामा लेन, हंसोटी लेन, फातिमा हायस्कूल जवळ, घाटकोपर पश्चिम, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-GSOPP9501F	
(9) दस्तऐवज करून दिल्याचा दिनांक	14/02/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	14/02/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	3376/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2286000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

## Price Indicators



**HOUSING.COM** Buy in Mumbai

Ghatkopar East

**OVERVIEW** PRICE ESTIMATE AMENITIES RATINGS AND REVIEWS PRICE TRENDS

**Property Location**  
MICL Aaradhya One Park, Kannamwa, Ghatkopar East, Mumbai

**Around This Property**

- School: Ramji Assar Vidyalaya (1.2km)
- Hospital: Sharan Hospital (1.3km)
- Railway Station: Ghatkopar Me

[View more on Maps](#)

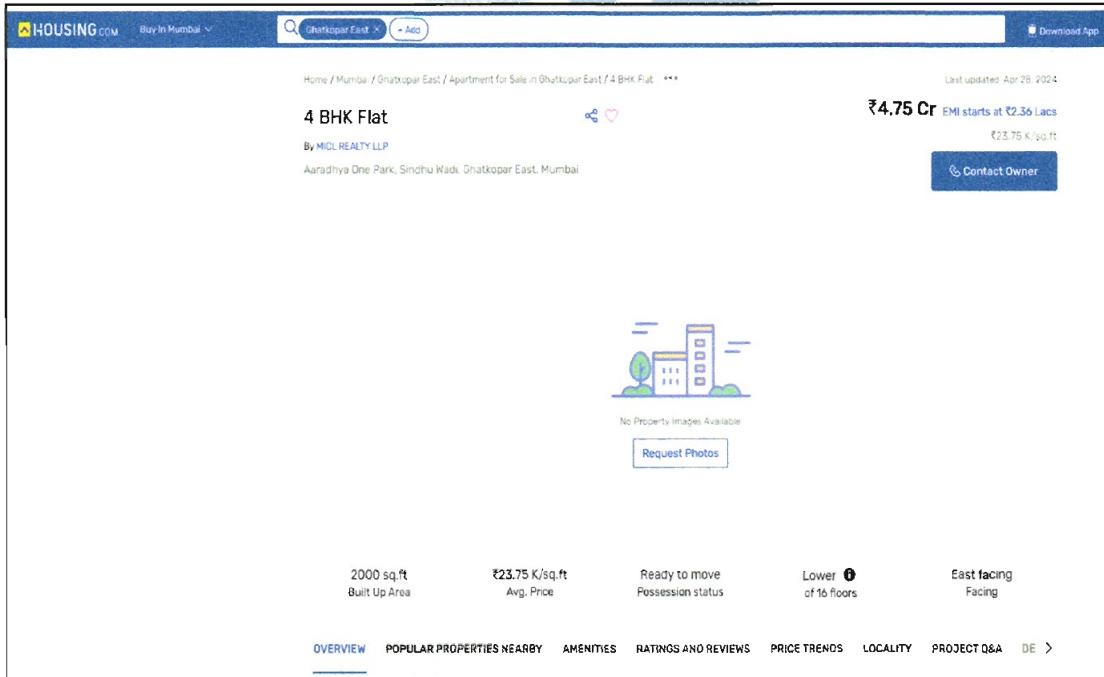
**Property Overview**

Project Name	MICL Aaradhya One Park	Brokerage	No Charge
Price	₹4.0 Cr	Carpet Area	1190 sq.ft
Bedrooms	3	Bathrooms	3
Parking	2 Covered Parking	Balcony	1

Added More than a month ago

**About this property**

Check out this 3 BHK Flat for sale in Ghatkopar East, Mumbai. This 3 BHK Flat is perfect for a modern-day lifestyle. Ghatkopar East is a promising location in Mumbai and this is one of the finest properties in the area. Buy this Flat for sale now. [Read More](#)



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Ghatkopar East

Home / Mumbai / Ghatkopar East / Apartment for Sale in Ghatkopar East / 4 BHK Flat

Last updated: Apr 28, 2024

**4 BHK Flat**

By MICL REALTY LLP

Aaradhya One Park, Sindhu Wadi, Ghatkopar East, Mumbai

**₹4.75 Cr** EMI starts at ₹2.36 Lacs

₹23.75 K/sq.ft

[Contact Owner](#)

No Property Images Available

[Request Photos](#)

2000 sq.ft Built Up Area

₹23.75 K/sq.ft Avg. Price

Ready to move Possession status

Lower of 16 floors

East facing Facing

**OVERVIEW** POPULAR PROPERTIES NEARBY AMENITIES RATINGS AND REVIEWS PRICE TRENDS LOCALITY PROJECT Q&A DE >



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Rent ▾
Sell ▾
Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Raja Wadi > 3 BHK Flats for Sale in Raja Wadi > 1084 Sq-ft

**₹ 4.05 Cr** [EMI - ₹ 1.83L](#) | [Get pre-approved loan](#)

3 BHK 1084 Sq-ft Flat For Sale in [Raja Wadi, Mumbai](#)




Photo not uploaded  
by advertiser

Request Photos

3 Beds
 3 Baths
 1 Balcony
 2 Covered Parking
 Private jacc...
 Jogging and...

Carpet Area 1084 sqft - ₹ 37,362/sqft	Floor 12 (Out of 15 Floors)	Transaction Type New Property	Facing East
Lifts 2	Furnished Status Unfurnished	Car Parking 2 Covered	Type Of Ownership Freehold

Contact Agent
Get Phone No.

### More Details

Price Breakup	₹ 4.05 Cr   ₹ 20,25,000 Approx. Registration Charges   ₹ 9,000 Monthly
Booking Amount	₹ 10.0 Lac
RERA ID	P51600053621.
Address	1201., Raja Wadi, Mumbai - Central Mumbai, Maharashtra



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## Price Indicators Projects nearby Locality




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Sell ▾
Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Chatkopar East > 3 BHK Flats for Sale in Chatkopar East > 1100 Sq-ft

₹ 3.25 Cr

EMI - ₹ 147L | [Get pre-approved loan](#)

3 BHK 1100 Sq-ft Flat For Sale in [Chatkopar East, Mumbai](#)

3 Beds
 3 Baths
 1 Covered Parking
 Unfurnished
 Jogging an...
 Service/Good...

<p>Carpet Area <b>1014 sqft</b> • ₹ 32,051/sqft</p>	<p>Floor <b>9 (Out of 15 Floors)</b></p>	<p>Transaction Type <b>New Property</b></p>	<p>Facing <b>North - East</b></p>
<p>Lifts <b>2</b></p>	<p>Furnished Status <b>Unfurnished</b></p>	<p>Car Parking <b>1 Covered</b></p>	<p>Type Of Ownership <b>Co-operative Society</b></p>

Contact Agent

Get Phone No.

### More Details

Price Breakup	₹ 3.25 Cr   ₹ 10 Per sq. Unit Monthly
Booking Amount	₹ 5.0 Lac
Address	999., Chatkopar East, Mumbai - Central Mumbai, Maharashtra

## Price Indicators Projects nearby Locality

**3 BHK Flat**  
By SKYLINE VENTURES  
Skylive Magnus, Sindhu Wadi, Ghatkopar East, Mumbai

**₹3.95 Cr** EMI starts at ₹1.96 Lacs  
₹38.95 K/sq.ft

1014 sq.ft Built Up Area    ₹38.95 K/sq.ft Avg. Price    1 Years Old Age of property    Ready to move Possession status    Higher of 12 floors    East facing Facing    Unfurnished Furnishing

**2 BHK Flat**  
By SHREE SAI REALTORS  
Sai Shankar, Sandhu Wadi, Ghatkopar East, Mumbai

**₹2.54 Cr** EMI starts at ₹1.26 Lacs  
₹25.40 K/sq.ft

1000 sq.ft Built Up Area    ₹25.40 K/sq.ft Avg. Price    2 BHK Configuration    31st Mar, 2027 Possession status    Higher of 16 floors    Unfurnished Furnishing



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## Price Indicators Projects nearby Locality

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**Royal Altezza** REDA

By SHRI GANESH DEVELOPERS MUMBAI

Near Sai Baba Temple Vastah Baug Ext. Lane, Off 90 Feet Road, Ghatkopar East, Central Mumbai Suburbs, Mumbai

Last updated: Apr 9, 2024

**₹1.54 Cr - 3.29 Cr** | ₹27.00 K/sq.ft


EMI starts at ₹26.37 K

Price excludes maintenance, floor rise c. [See More](#)


Contact Sellers

**₹27.00 K/sq.ft**


Avg. Price



2, 3 BHK Apartments Configurations



Aug. 2025 Possession Starts



+ more

570.00 sq.ft. - 1220.00 sq.ft. (Carpet Area) Sizes

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**MICL Aaradhya Nalanda**

By MAN INFRACONSTRUCTION LIMITED

R.B. Menta Marg, Near Vikram Circle, Ghatkopar East, Central Mumbai Suburbs, Mumbai

Last updated: Apr 8, 2024

**₹1.87 Cr - 2.93 Cr** | ₹33.00 K/sq.ft


EMI starts at ₹92.89 K

Price excludes maintenance, floor rise c. [See More](#)


Contact Seller

**₹33.00 K/sq.ft**


Avg. Price



2, 3 BHK Apartments Configurations



Ready to Move Possession Status



+ more

567.00 sq.ft. - 889.00 sq.ft. (Carpet Area) Sizes

## Price Indicators Projects nearby Locality

**2 BHK Flat** **₹2.53 Cr** EMI starts at ₹1.26 Lacs

By SHREE SAI REALTORS  
Sindhu Wadi, Ghatkopar East, Mumbai

833 sq.ft Built Up Area    ₹30.37 K/sq.ft Avg. Price    2 BHK Configuration    29th Apr. 2024 Possession status    Middle of 19 floors    West facing Facing    Semi Furnished Furnishing

**2 BHK Flat** **₹1.9 Cr** EMI starts at ₹94.33 K

By ADESHWAR ASSOCIATES  
Adeshwar 72 Parkside, Sindhu wadi, Ghatkopar East, Mumbai

601 sq.ft Built Up Area    ₹31.61 K/sq.ft Avg. Price    2 BHK Configuration    30th Jun. 2024 Possession status    Middle of 20 floors    East facing Facing    Unfurnished Furnishing



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## Price Indicators Projects near by Locality

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Last updated: Apr 23, 2024

### Adeshwar 72 Parksyde REERA

By ADESHWAR ASSOCIATES

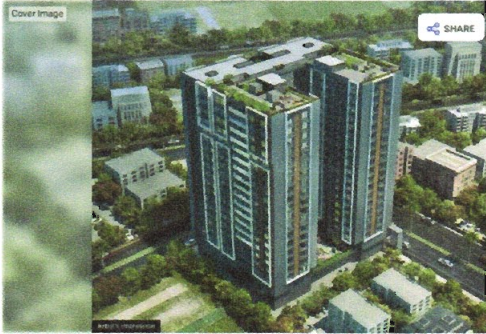
Hingwala Lane, Pant Nagar, Ghatkopar East, Central Mumbai Suburbs, Mumbai

**₹1.01 Cr - 6.19 Cr** | ₹35.00 K/sq.ft

EMI starts at ₹50.05 K


Price includes maintenance, floor rise etc. [See More](#)


Contact Developer



Cover Image

SHARE SAVE





+  
7 more

1. 2. 3. 3.5. 4 BHK Apartment...  
Configurations

Dec, 2026  
Possession Starts

₹35.00 K/sq.ft  
Avg. Price

288.00 sq.ft. - 1769.00 sq.ft.  
(Carpet Area)  
Sizes

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Home / Mumbai / Ghatkopar East / Apartment for Sale in Ghatkopar East / 2 BHK Flat

Last updated: Mar 23, 2024

### 2 BHK Flat REERA


By SHRI GANESH DEVELOPERS MUMBAI

Royal Altezza, Sindhu Wadi, Ghatkopar East, Mumbai


**₹2.12 Cr** | EMI starts at ₹1.05 Lacs

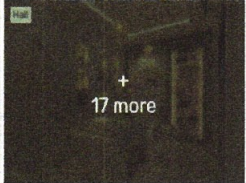
₹29.98 K/sq.ft

Contact Seller



SHARE SAVE





+  
17 more

707 sq.ft  
Built Up Area

₹29.98 K/sq.ft  
Avg. Price

2 BHK  
Configuration

31st Dec, 2024  
Possession status

Lower 1  
of 21 floors

North-East facing  
Facing

Unfurnished  
Furnishing



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As a result of my appraisal and analysis, it is my considered opinion that the realizable Value of the above property in the prevailing condition with aforesaid specification is **(As per table attached to the report)**

Place : Mumbai

Date : 08.05.2024

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.05.08 13:11:11 +05'30'



Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_

on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is

₹ \_\_\_\_\_ (Rupees \_\_\_\_\_  
\_\_\_\_\_ only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

Enclosures	
Declaration-cum-undertaking from the valuer (Annexure- I)	Attached
Model code of conduct for valuer - (Annexure - II)	Attached



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(Annexure-I)

### DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 08.05.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 14.03.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty



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- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.



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	<b>Particulars</b>	<b>Valuer comment</b>
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. MICL Creators LLP</b>
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Barkat Hodekar – Valuation Engineer Vaishali / Saiprasad Patil – Processing Officer Vinita Surve – Processing Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 14.03.2024 Valuation Date – 08.05.2024 Date of Report – 08.05.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 14.03.2024
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **08<sup>th</sup> May 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

### **Assumptions**

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### **Information Supplied by Others**

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

### **Future Matters**

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

### **Map and Plans**

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

### **Site Details**

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. MICL Creators LLP**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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### Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. MICL Creators LLP**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

### Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

### Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

### Area

Based on the information provided by the Client's representative, we understand that the subject property is a Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring as per table attached to the report.

### Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about , or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

### Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar



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properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

#### **Not a Structural Survey**

We state that this is a valuation report and not a structural survey

#### **Other**

All measurements, areas and ages quoted in our report are approximate

#### **Legal**

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

#### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is currently Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring area as per table attached to the report.

### **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



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**(Annexure - II)**

**MODEL CODE OF CONDUCT FOR VALUERS**

**Integrity and Fairness**

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

**Professional Competence and Due Care**

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

**Independence and Disclosure of Interest**

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.



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14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

#### Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

#### Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.



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**Gifts and hospitality:**

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

**Remuneration and Costs.**

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

**Occupation, employability and restrictions.**

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

**Miscellaneous**

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.05.08 13:11:40 +05'30'



Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
SBI Empanelment No.: SME/TCC/2021-22/86/3



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